



#10310-00000-00110

Comments: _____ Application Number: _____ Commission/Group: _____
 Date Received: _____ Planning Area: _____
 Date of Hearing: _____ Acreage: _____
 Zoning Fee: \$315 Address Fee _____
 Existing Zoning _____ Accepted by: *JF*

BOARD OF ZONING ADJUSTMENT APPLICATION

PAID
APR 12 2010
BUILDING SERVICES

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- Variance
- Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe: Requesting a 0.5' variance to code section 3333.23(a) to change minimum side yard least distance from 5.0' to 4.5'

LOCATION

- Certified Address Number and Street Name 247 Avondale Avenue
 City Columbus State Ohio Zip 43223
 Parcel Number (only one required.) 010-040811

CoAPPLICANT (IF DIFFERENT FROM OWNER)

- Name NRP Boulevard Homes LLC
- Address 5309 Transportation Blvd. City Cleveland Zip 44125
- Phone# (216) 475-8900 Fax # (216) 475-9300
- Email Address csteigerwald@nrpgroup.com

PROPERTY OWNER(S) AND CoAPPLICANT

- Name City of Columbus Land Re Development Office
 - Address 109 N. Front Street City Columbus Zip 43215
 - Phone# (614) 645-5263 Fax # _____
 - Email Address landredevelopmentoffice@columbus.gov
- Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

- Name M. Neff Design Group, Engineers and Surveyors
- Address 14855 Broadway #100-23 City Maple Heights Zip 44137
- Phone# (216) 663-8820 Fax # (216) 663-8821
- Email Address mattonneffdesign.com

SIGNATURES

- Applicant Signature _____
- Property Owner Signature *Theresa Beator, Admin.*
- Attorney/Agent Signature *Matthew Neff*

Date

Application #

City of Columbus | Department of Development | Building Services Division | 757 Gardyn Avenue Columbus, Ohio 43224



AFFIDAVIT

(See next page for instructions.)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Matthew C. Neff
of (1) MAILING ADDRESS M. Neff Design Group, 14855 Broadway, #100-2B, Maple Heights, OH 44137
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same
and the following is a list of the name(s) and mailing address(es) of all the owners of record of
the property located at

(2) per ADDRESS CARD FOR PROPERTY 247 Avondale Avenue
for which the application for a rezoning, variance, special permit or graphics plan was filed
with the Department of Development, Building Services Division on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) City of Columbus Land Re Development Office
109 N. Front Street
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

NRP Boulevard Homes, LLC
(216) 475-8900

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) The Franklinton Area Commission
Carol J. Stewart
(614) 279-9382

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

(7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 8th day of April, in the year 2010

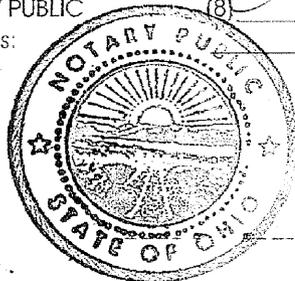
SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

Jeff J. Calvey
May 11, 2014

Notary Seal Here



NRP BOULEVARD HOMES LLC
c/o CHERYL STEIGERWALD
5309 TRANSPORTATION BLVD
CLEVELAND OHIO 44125

CITY OF COLUMBUS
c/o DONNA HUNTER
109 N FRONT STREET
COLUMBUS OHIO 43215

M NEFF DESIGN GROUP
c/o MATTHEW C NEFF
14855 BROADWAY AVE 100-2B
MAPLE HEIGHTS OHIO 44137

CHRISTOPHER J VANHORN
234 AVONDALE AVENUE
COLUMBUS OHIO 43223

BENITA K GIACHERIO
c/o 236 AVONDALE AVENUE
108 MARRETT FARM ROAD
ENGLEWOOD OHIO 45322

TUDOR DWELLINGS LLC
c/o 244 AVONDALE AVENUE
41 MADISON AVENUE
NEW YORK NY 10010

GREGOR J BERNING
c/o 246 THRU 248 AVONDALE AVE
PO BOX 12374
COLUMBUS OHIO 43212

JAMES E GARNER
252 AVONDALE AVE
COLUMBUS OHIO 43223

AZZAM KITTANCH
c/o 233 AND 256 AVONDALE AVE
4419 HUNTWICK DRIVE
HILLIARD OHIO 43026

HARRY A BURMAN
c/o 260 AVONDALE AVENUE
36 N SPRING ROAD
WESTERVILLE OHIO 43081

RALPH T BURKHAMMER
c/o 264 AVONDALE AVENUE
554 E WHITTIER STREET
COLUMBUS OHIO 43206

LOSS MILLER
c/o 235 THRU 237 AVONDALE AVE
6166 HERITAGE LAKES ROAD
HILLIARD OHIO 43026

EDWARD SWAGGERTY
c/o 243 AVONDALE AVENUE
424 GLENMONT AVENUE
COLUMBUS OHIO 43214

RANDALL K KRATZER
c/o 255 AVONDALE AVENUE
8685 RIVERSIDE DRIVE
POWELL OHIO 43065

GREAT BERNARD CORPORATION
c/o 259 AVONDALE AVENUE
1000 ROSEHILL ROAD
REYNOLDSBURG OHIO 43068

ROBERT L ENDICOTT
c/o 263 AVONDALE AVENUE
4072 GRAYFRIARS LANE
COLUMBUS OHIO 43229

DAVID A STICKLES
c/o 1011 W RICH STREET
234 DAKOTA AVENUE
COLUMBUS OHIO 43223

GO INVEST WISELY LLC
c/o 238 DAKOTA AVENUE
420 S COMMERCE ROAD
OREM UT 84058

**SOARING EAGLE PROPERTY
INVESTMENTS LLC**
c/o 240 THRU 246 DAKOTA AVE
1215 POLARIS PARKWAY
COLUMBUS OHIO 43240

BOB HICKEY
c/o UNDEVELOPED DAKOTA AVE
585 REINHARD AVE
COLUMBUS OHIO 43205

BRYON REED
c/o 254 THRU 256 DAKOTA AVE
2164 MIDDLEHURST DRIVE
COLUMBUS OHIO 43219

CHRISTINE A STRATEN
260 DAKOTA AVENUE
COLUMBUS OHIO 43223

MOSES DURAZO
264 DAKOTA AVENUE
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M NEFF DESIGN GROUP
c/o MATTHEW C NEFF
14855 BROADWAY AVE 100-2B
MAPLE HEIGHTS OHIO 44137

FRANKLINTON AREA COMMISSION
c/o CAROL J STEWART
192 S PRINCETON AVENUE
COLUMBUS OHIO 43223

CHRISTOPHER J VANHORN
234 AVONDALE AVENUE
COLUMBUS OHIO 43223

BENITA K GIACHERIO
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COLUMBUS OHIO 43223

MOSES DURAZO
264 DAKOTA AVENUE
COLUMBUS OHIO 43223



Signature of Applicant [Handwritten Signature] Date 4/8/10

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO APPLICATION # _____
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew C. Neff
of (COMPLETE ADDRESS) M Neff Design Group, 14855 Broadway, #100-2B, Maple Heights, OH 44137
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
100% NRP Boulevard Homes LLC	5309 Transportation Blvd, Cleveland, OH 44125
→ 28.67% T. Richard Bailes	" " " " " "
→ 28.66% J. David Heller	" " " " " "
→ 28.67% Alan Scott	" " " " " "
→ 14% Boulevard Homes E-Graphic	" " " " " "
→ 2% Andrew N. Tanner	" " " " " "
→ 2% Kenneth W. Outcalt	" " " " " "
→ 7% Aaron Pechota	" " " " " "
→ 3% John Leonard	" " " " " "

SIGNATURE OF AFFIANT [Handwritten Signature]

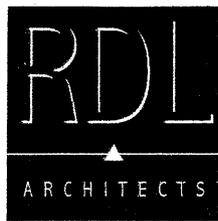
Subscribed to me in my presence and before me this 8th day of April, in the year 2010

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires: May 11, 2014

Notary Seal Here





BOULEVARD HOMES

- With regard to the 30 foot wide lots, it is imperative that we receive a variance for the side yards. First, our unit mix consists of one 3-bedroom unit and two 4-bedroom unit types. Secondly, many of the project's lots are located next to or in close vicinity off each other. Given the unit mix and lot locations, four bedroom units need to be placed on AR1 lots. This will provide a variety of façade styles along one street and maintain the integrity of the neighborhood.
- In order for a four bedroom unit to comply with OHFA requirements, a twenty-four foot width is necessary. OHFA's provides specific dimensional and square footage requirements for bedrooms, hallways, bathrooms, and kitchens. In order for 4 bedrooms to meet OHFA requirements and fit into each unit they need to be stacked next to each other along the front and back of the unit. To make the home narrower would result in non-compliance with OHFA and create nonfunctional space.
- According to the Ohio Residential Code, unprotected openings need to be a minimum of 3' from each other and the lot line. With the houses being 3'-0" from the lot line, the home will still comply. Furthermore, since the 4 bedroom units are wider, bedroom egress windows will fit along the front and back of the unit easily. This will free the side yard in case of an emergency.

SHERIFF'S DEED ON ORDER OF SALE
(Foreclosure of Unredeemed Delinquent Land Tax Certificate)

To All Persons to Whom These Presents Shall Come, Greeting:

Whereas on the July 16, 2001,

Wade Steen, Treasurer of Franklin County, Ohio, Plaintiff, filed his certain Complaint and then and thereby commenced a civil action in the Court of Common Pleas of Franklin County, Ohio, against James D. Hood II, et al, and numbered on the Docket of said Court as Case No. 01CVE-07-6821 praying among other things, for the sale of the property in said Complaint and as hereinafter described; 50 N. Huron Avenue,

And, Whereas, such proceedings were had in said action, that by the consideration and judgment of said Court, the said Wade Steen Treasurer of Franklin County, was awarded a Finding as to taxes against the said James Hood II, et al for the sum of. Three Thousand Seven Hundred Nine and 14/100 Dollars (\$3,709.14) and costs of suit; \$551.00.

And Whereas, it was then and there further ordered, adjudged and decreed, by said Court, in said action, that JAMES A. KARNES, AKA JIM KARNES, Sheriff of said County of Franklin should cause the lands and tenements in said Complaint and order mentioned and hereinafter described to be advertised and sold in the manner provided by law for the sale of real estate on execution, without appraisalment;

And Whereas, afterwards on the 20th day of February, 2002 in pursuance of the said order and judgment of said Court, and founded thereon, an Order of Sale issued from said Court, in said cause, directed to JAMES A. KARNES, AKA JIM KARNES, Sheriff of Franklin County, Ohio, commanding him to execute the said order, and in all things to be governed by the provisions of the statute in such case made and provided, and of said order, with his proceedings thereon, he should make due return;

And Whereas, I, the said JAMES A. KARNES, AKA JIM KARNES, Sheriff aforesaid, having advertised the time and place of selling the same, in the Daily Reporter, a newspaper printed and of general circulation in said County, once a week for three consecutive weeks prior to the day of sale, and otherwise complied with the said order and the provisions of the statute in such cases made and

909908
provided, did, on the 10th day of May, 2002, and on the 31st day of May, at the Court House in said County, at 10 o'clock AM of said day, expose to sale, at public auction, the premises hereinafter described, as follows:

CONVEYANCE TAX EXEMPT
A
JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

TRANSFERRED

AUG 27 2002
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

described, and thereupon *CITY OF COLUMBUS*, having bid for the said premises the minimum sum provided in Ohio Revised Code 5722.01, there being no other bid offered for the same, the said premises were then and there struck off to it, the said *CITY OF COLUMBUS* the purchaser, all pursuant to Ohio Revised Code 5722.03;

And Whereas, the said Court, having examined the proceedings of the said JAMES A. KARNES, aka JIM KARNES, Sheriff, aforesaid, in the premises, under said order of sale, and being satisfied that the sale aforesaid had been made in all respects in pursuance to said judgment and order of sale, and in accordance with the provisions and requisitions of the statute regulating such sales, did order that such sale should be confirmed, and that the said Sheriff should convey the said real estate by good and sufficient deed in fee simple, to the purchaser, *CITY OF COLUMBUS*;

NOW THEREFORE, I, JAMES A. KARNES, aka JIM KARNES, as Sheriff aforesaid, by virtue of said judgment, order of sale, sale and confirmation, and, in consideration of the premises and the payment of the sum of Three Thousand Seven Hundred Nine and 14/100 Dollars (\$3,709.14) and costs of suit; \$551.00, as per ORC 5722.01, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said *CITY OF COLUMBUS*, its successors, and assigns forever, the Real Estate sold as aforesaid and situated in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows:

Being Lot Number 163 of West Park Addition, as the same is
numbered and delineated upon the recorded plat thereof, of record in
Plat Book 4, page 264 Recorder's Office, Franklin County, Ohio.

Parcel No. 010-040811

LAST TRANSFER OF RECORD: Official Record 27888-D19

together with all privileges and appurtenances thereto belonging, and all the right, title and interest of the said Roger Anthony and of all the other parties to said suit, of, in, and to the same.

TO HAVE AND TO HOLD the premises aforesaid unto the said *CITY OF COLUMBUS*, its successors and assigns, forever, as fully and completely as I, the said JAMES A. KARNES, aka JIM KARNES, Sheriff of Franklin County, Ohio, by virtue of said judgment, order of sale, sale and confirmation, and of the statute made and provided for such cases, might or should sell and convey the same.



City of Columbus

Address Plat

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010-040811

Project Name: SINGLE FAMILY HOME

House Number: 247

Street Name: AVONDALE AVE

Lot Number: 163

Subdivision: WEST PARK

Work Done: NEW

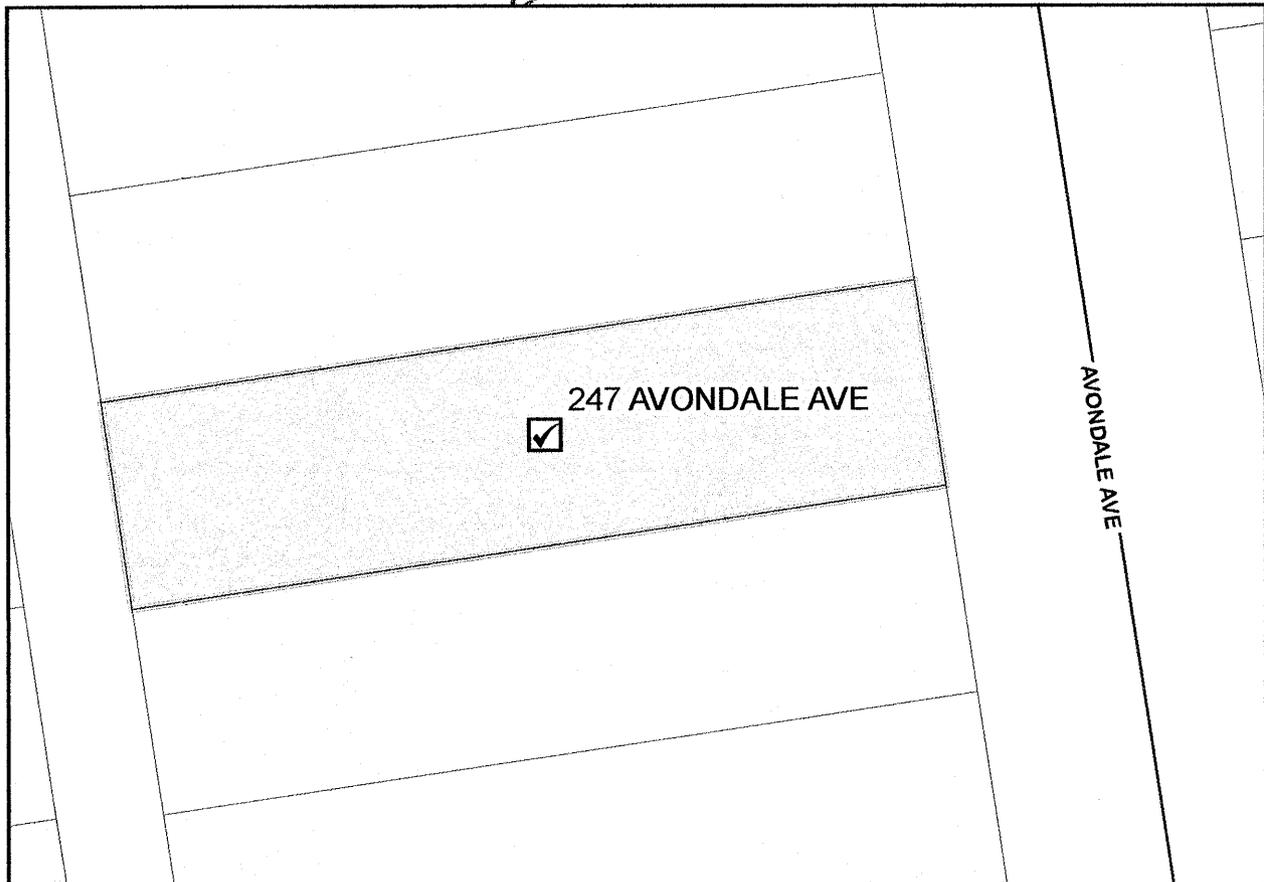
Complex: N/A

Owner: CITY OF COLUMBUS

Requested By: NRP CONTRACTORS LLC

Printed By: *Louis D. McCann*

Date: 3/12/2010



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 1037437



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 4/12/10



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.