



# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 11310-0-00142  
Date Received: 3/15/11  
Commission/Group: University  
Existing Zoning: R-4 Application Accepted by: D. Reiser Fee: \$315.00  
Comments: Hearing Date: 5/24/11

### 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.

The lot is zoned R-4, Residential and meets the lot of record requirement (3332.16), but is also subject to the University Planning Overlay (UPO). Applicant proposes to build a single family dwelling. See Statement of Hardship for itemized variances to the UPO.

### LOCATION

1. Certified Address Number and Street Name 1492 Hamlet Street  
City Columbus State OH Zip 43201  
Parcel Number (only one required) 010-000859

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name Habitat for Humanity c/o Donald Plank, Plank Law Firm  
Address 145 East Rich Street, 3rd Flr. City/State Columbus, OH Zip 43215-5240  
Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com

### PROPERTY OWNER(S):

Name City of Columbus c/o John Turner, Interim Administrator, Land Redevelopment Office, Development Department  
Address 109 North Front Street City/State Columbus, OH Zip 43215  
Phone # (614) 645-2551 Fax # \_\_\_\_\_ Email JMTurner@columbus.gov  
 Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney       Agent

Name Donald Plank, Plank Law Firm  
Address 145 East Rich Street, 3rd Flr. City/State Columbus, OH Zip 43215  
Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Donald Plank attorney for applicant  
PROPERTY OWNER SIGNATURE \_\_\_\_\_  
ATTORNEY / AGENT SIGNATURE Donald Plank

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer

# One Stop Shop Zoning Report

## Building Services Division Department of Development

Report date: 3/22/2011 2:49:01 PM

### Parcel Report

Parcel ID	Owner	Address
010000859	CITY OF COLUMBUS	1492 HAMLET ST COLUMBUS OH 43201

### Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z79-106	R4	H-35	28	Residential	(View Document)

### Zoning Overlay District

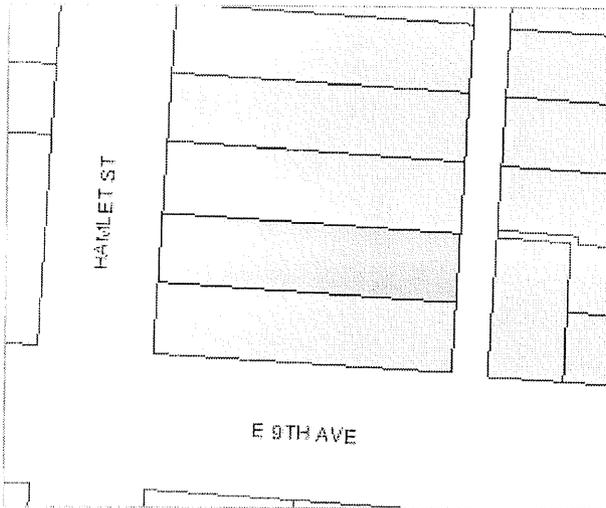
Overlay Name	District Name	Planning Overlay
University/Impact	PLANNING OVERLAY	PI
University/Impact	PLANNING OVERLAY	PI

### Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

### Area Commissions

Area Name	INFObase URL
University Area Commission	<a href="#">INFObase Page</a>



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

**11310-00142**  
**1492 Hamlet St.**

**Exhibit B**

**11310-00142  
1492 Hamlet St.**

Statement of Hardship  
1492 Hamlet Street

V11-\_\_\_\_\_

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The site is a 30' x 129.80' platted lot zoned R-4, Residential. The lot meets the requirements of 3333.16, Exception for Single or Two family dwelling. Construction of a single family dwelling, subject to applicable development standards, is permitted. The site is also subject to applicable regulations of the University Planning Overlay (UPO). The UPO, established in 1992, was intended, in part, to establish development standards that removed what was seen as an economic incentive to demolish structures and build new structures that were compliant with the underlying zoning code standards, but, in many cases, out of character either in scale or design with the established housing stock. Demolition of structures in the higher density campus area zoned AR-4, Apartment Residential was of particular concern. To the extent that variances from design standards (UPO) are needed, greater community review is achieved.

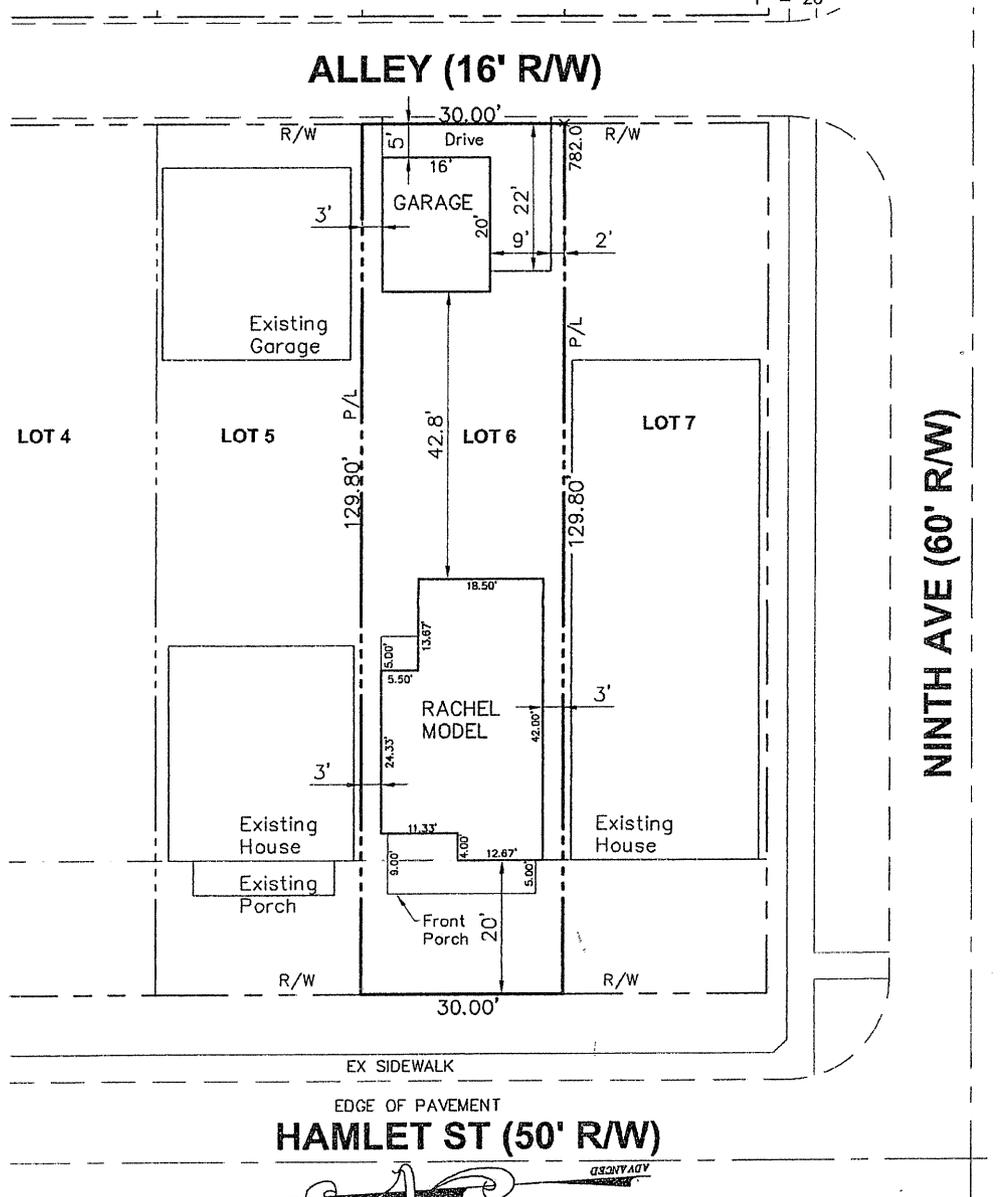
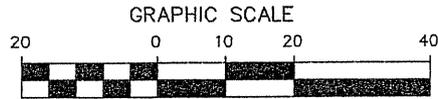
Applicant proposes to build a two-story single family dwelling. The site was developed with a two-story single family dwelling and there are numerous single-family dwellings, in the area, as well as other forms of residential land use that are typically two-story. Applicant's proposed construction is part of a larger effort by private developers, the City of Columbus, University Area Commission and other organizations to invest in the Weinland Park neighborhood.

Applicant requests the following variances:

- 1) Section 3372.544, Maximum Floor Area, to permit an increase in maximum total calculated floor area as a ratio to lot area from 0.40 to 0.60.

PROPERTY LEGAL DESCRIPTION  
 LOT 6  
**CLIFTON ADDITION**  
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

This lot is in the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39049C0307K, effective date: June 17, 2008.



Z:\Habitat\Clifton\1492 Hamlet BZA.dwg Layout1 Mar 12, 2011 - 3:36:00pm aheydingr

PLAT BOOK 4, PAGE 277  
 PID: 010-000859  
 ADDRESS: 1492 HAMLET ST.  
 LOT AREA: 3,894 SF  
**LOT COVERAGE: 23.7%**  
**FAR: 59%**  
**LANDSCAPED AREA: 36.9%**

DRAWN BY: HGG	JOB NO.: HFH
DATE: 03/11/11	CHECKED BY: DRH

**ADVANCED CIVIL DESIGN**  
 ENGINEERS

422 Beecher Road  
 Gahanna, Ohio 43230  
 ph 614.428.7750  
 fax 614.428.7755

**11310-00142**  
**1492 Hamlet St.**





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1492 Hamlet Street

## 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.

APPLICATION # **11310-00142**  
**1492 Hamlet St.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm  
of (COMPLETE ADDRESS) 145 East Rich Street, 3rd Flr., Columbus, OH 43215

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

City of Columbus

c/o John Turner, Interim Administrator

Land Redevelopment Office

109 North Front Street, Columbus, OH 43215

Habitat for Humanity

c/o E. J. Thomas, Chief Executive Officer

3140 Westerville Road, Columbus, OH 43224

SIGNATURE OF AFFIANT

*Donald Plank*

Subscribed to me in my presence and before me this 11th day of MARCH, in the year 2011

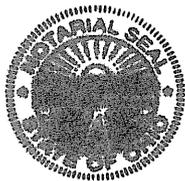
SIGNATURE OF NOTARY PUBLIC

*Barbara A. Painter*

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

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