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

Application Number: 310-0-00145
Date Received: 3/15/11
Commission/Group: University
Existing Zoning: R-4
Application Accepted by: T. Rees
Fee: $315.00
Hearing Date: 5/24/11

TYPE(S) OF ACTION REQUESTED
(If any)
☐ 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 See Statement of Hardship for itemized variances to the University Planning Overlay. Applicant proposes to build a single family dwelling.

LOCATION
1. Certified Address Number and Street Name: 1253 North Fifth Street
   City: Columbus State: OH Zip: 43201
   Parcel Number (only one required): 010-024543

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: [Signature]
PROPERTY OWNER SIGNATURE: [Signature]
ATTORNEY / AGENT SIGNATURE: [Signature]

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

Revised 02/01/11
One Stop Shop Zoning Report
Building Services Division
Department of Development
Report date: 3/22/2011 2:49:40 PM

Parcel Report

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Owner</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>010024543</td>
<td>CITY OF COLUMBUS OHIO</td>
<td>1253 N 5TH ST COLUMBUS OH 43201</td>
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</tbody>
</table>

Base Zoning Report

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Classification</th>
<th>Height District</th>
<th>Map Number</th>
<th>General Zoning Category</th>
<th>Limitation Text</th>
</tr>
</thead>
<tbody>
<tr>
<td>Z79-070</td>
<td>R4</td>
<td>H-35</td>
<td>28</td>
<td>Residential</td>
<td>(View Document)</td>
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</table>

Zoning Overlay District

<table>
<thead>
<tr>
<th>Overlay Name</th>
<th>District Name</th>
<th>Planning Overlay</th>
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</thead>
<tbody>
<tr>
<td>University</td>
<td>PLANNING OVERLAY</td>
<td>P</td>
</tr>
<tr>
<td>University</td>
<td>PLANNING OVERLAY</td>
<td>P</td>
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Flood Zone

<table>
<thead>
<tr>
<th>Firm Panel</th>
<th>Flood Zone</th>
<th>SFHA</th>
<th>Panel Type</th>
<th>FZONE</th>
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<tbody>
<tr>
<td>TBD</td>
<td>X</td>
<td>OUT</td>
<td>CURRENT</td>
<td>X</td>
</tr>
</tbody>
</table>

Area Commissions

<table>
<thead>
<tr>
<th>Area Name</th>
<th>INFObase URL</th>
<th>INFObase Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>University Area Commission</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.

11310-00145
1253 N. 5th St.

The site is a 34.50’ x 129.65’ platted lot zoned R-4, Residential. The lot meets the record 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 may 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 0.53.
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 # _______________________

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm

of (COMPLETE ADDRESS) 345 East Rich Street, 3rd Flr., Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT OR DUTY 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:

<table>
<thead>
<tr>
<th>NAME</th>
<th>COMPLETE MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
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<td>c/o John Turner, Interim Administrator</td>
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<td>Columbus, OH 43215</td>
<td></td>
</tr>
</tbody>
</table>

| Habitat for Humanity     | c/o E. J. Thomas, Chief Executive Officer |
| 3140 Westerville Road,   |                                                 |
| Columbus, OH 43224       |                                                 |

SIGNATURE OF AFFIANT  

[Signature]

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

SIGNATURE OF NOTARY PUBLIC  

[Signature]

My Commission Expires: AUGUST 3, 2015

Notary Seal Here

11310-00145
1253 N. 5th St.

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Revised 02/01/11