



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

OFFICE USE ONLY

Application Number: 11310-0-00150
Date Received: 3/15/11
Commission/Group: University
Existing Zoning: R-4 Application Accepted by: D. Reiss Fee: \$31500
Comments: Hearing Date: May 24, 2011

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.

LOCATION

1. Certified Address Number and Street Name 1438 North 5th Street
City Columbus State OH Zip 43201
Parcel Number (only one required) 010-047302

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Weinland Park Homes LLC 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 John Turner
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 2:51:43 PM

Parcel Report

Parcel ID	Owner	Address
010047302	CITY OF COLUMBUS	1438 N 5TH ST COLUMBUS OH 43201

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z79-070	R4	H-35	28	Residential	(View Document)

Zoning Overlay District

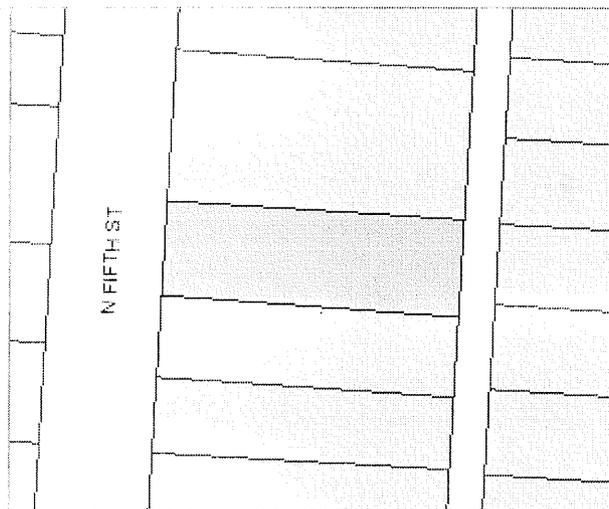
Overlay Name	District Name	Planning Overlay
University	PLANNING OVERLAY	P
University	PLANNING OVERLAY	P

Flood Zone

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

Area Commissions

Area Name	INFObase URL
University Area Commission	INFObase Page



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.

11310-00150
1438 N. 5th St.

Exhibit B

Statement of Hardship
1438 N Fifth Street

11310-00150
1438 N. 5th St.

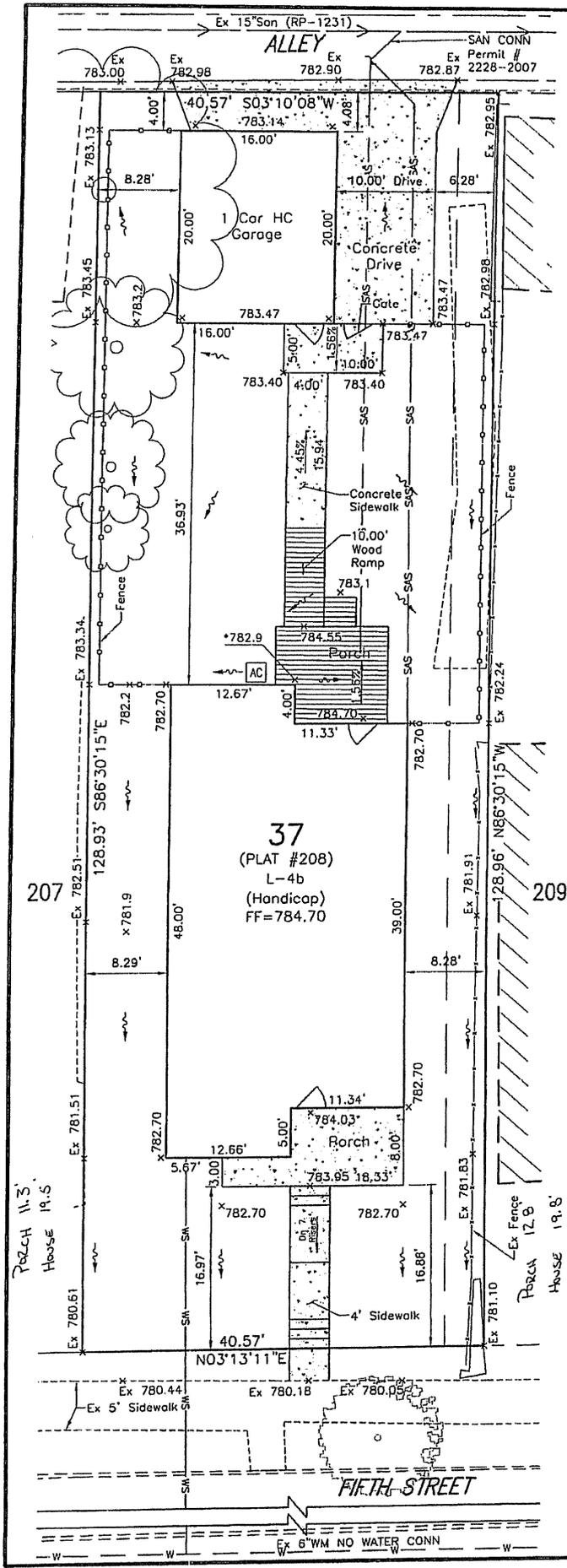
V11-_____

The site is a 34.5' x 115' 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 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 that is designed to be handi-cap accessible. There are numerous two-story single family dwellings and 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. The accessible design requires somewhat greater ground coverage and a closer front setback.

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 0.55.
- 2) Section 3372.545, Height, which Section requires that the majority of the front principal cornice/eave of a building shall be at a height within ten (10) percent of the average cornice/eave height, as defined, while the average cornice/eave height is 22.05 feet and applicant proposes a cornice/eave height of 19.3 feet, or 12.5 percent less than the average cornice/eave height.



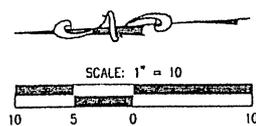
FOR: THE NRP GROUP
 HOUSE STYLE: L-4b HANDICAP
 PARCEL NO.: _____
 LOT NO.: 37 (PLAT #208)
 ADDRESS: _____
 SUBDIVISION: WEINLAND PARK
 CITY OF COLUMBUS
 COUNTY OF FRANKLIN
 MIN. SETBACKS: REAR - 2' SIDE - 5'
 FLOOD ZONE: X
 COMMUNITY PANEL: 39049C
 PAGE: 0255H
 DATE: MARCH 16, 2004

Grading Note:
 * Indicates ground elevation below wood deck.

Landscape Note:
 See Landscape plans for planting layout and trees to be removed.

AWARE GREEN LOT

AWARE UNIVERSAL DESIGN LOT



We hereby certify that the foregoing PLOT PLAN was prepared from information provided by the client and data obtained from an engineered subdivision plan. This plot plan is to be used by the CLIENT for the sole purpose of obtaining a BUILDING PERMIT. The use of the plot plan for any other purpose is strictly prohibited.

THIS SPACE PROVIDED FOR ZONING OFFICER ONLY
 APPROVED _____
 DATE _____

BUILDING LINES
MINIMUM SETBACK AVG: 19.65'
LOT 37 SETBACK IS 19.97'
OR 2% MORE THAN AVERAGE

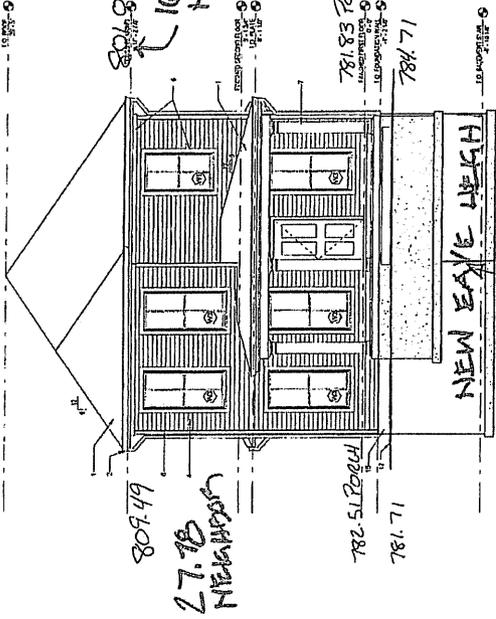
PROFESSIONAL SURVEYOR _____ DATE _____

PREPARED BY: 5500 New Albany Road, Columbus, OH 43054 Phone: 614.375.4108 Fax: 614.778.4817 M C M A K V I	LOT NO.	37
	JOB NO.	20101082
	DRAWN BY	JEM
	CHECKED BY	SLG
	SCALE	1" = 10'
DATE	02/25/11	

REVISIONS _____ DATE _____

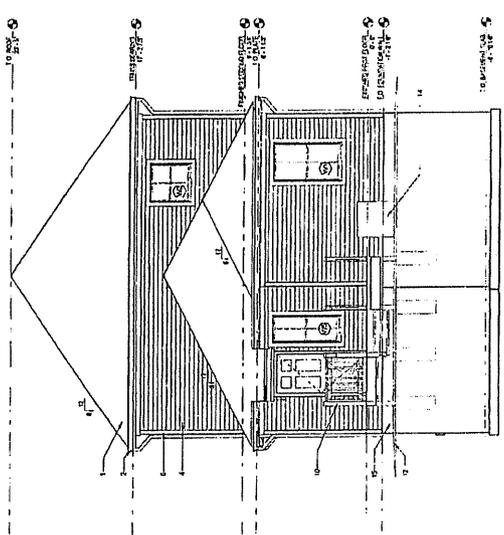
11310-00150
1438 N. 5th St.

22.045' AVERAGE

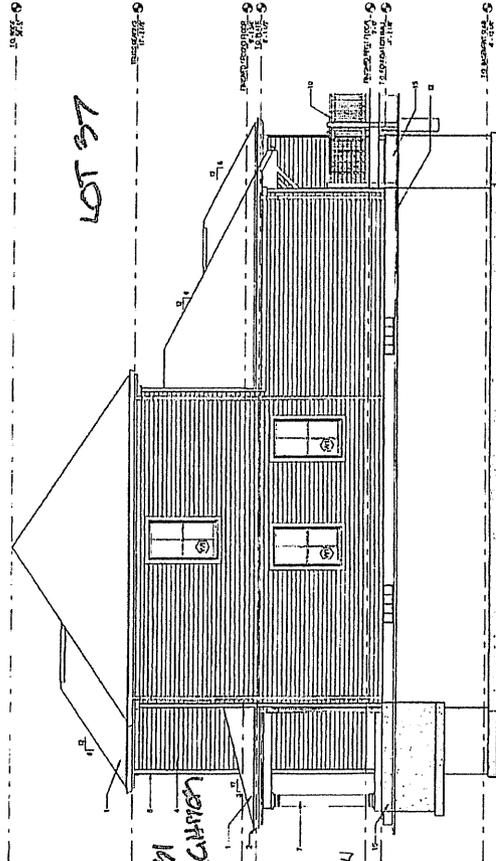


① UNIT LAB - SOUTH ELEVATION
 1/4" = 1'-0"

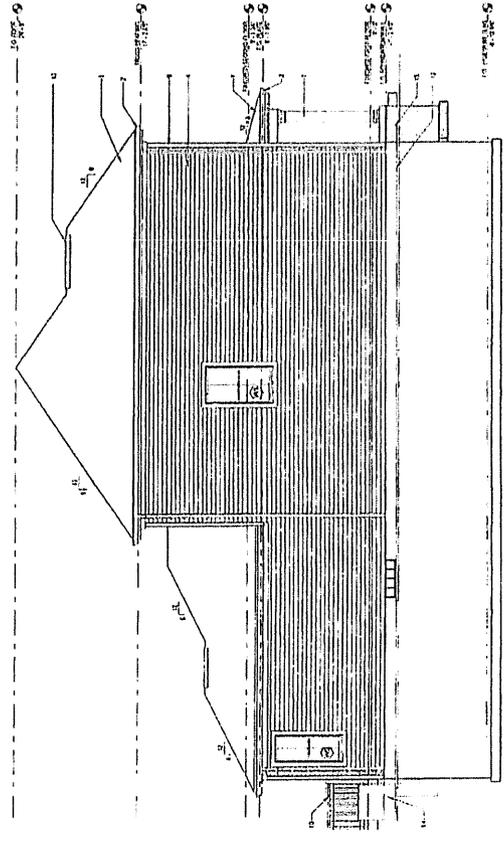
② UNIT LAB - EAST ELEVATION
 1/4" = 1'-0"



③ UNIT LAB - NORTH ELEVATION
 1/4" = 1'-0"



④ UNIT LAB - WEST ELEVATION
 1/4" = 1'-0"



MATERIAL LEGEND

1. VINYL SIDING
2. BRICK
3. CONCRETE
4. METAL ROOFING
5. ASPHALT ROOFING
6. GUTTERING
7. DOWNSPUTTERS
8. TRIM
9. PAINT
10. STAIRS
11. FLOORING
12. CEILING
13. WALLS
14. ROOFING
15. FOUNDATION
16. EXTERIOR LIGHTS
17. EXTERIOR VENTILATION
18. EXTERIOR SCREENS
19. EXTERIOR DOORS
20. EXTERIOR WINDOWS
21. EXTERIOR HANDRAILS
22. EXTERIOR RAILINGS
23. EXTERIOR BENCHES
24. EXTERIOR SEATING
25. EXTERIOR TABLES
26. EXTERIOR UMBRELLAS
27. EXTERIOR FURNITURE
28. EXTERIOR PLANTING
29. EXTERIOR LIGHT FIXTURES
30. EXTERIOR ELECTRICAL
31. EXTERIOR MECHANICAL
32. EXTERIOR FINISHES
33. EXTERIOR MATERIALS
34. EXTERIOR COLORS
35. EXTERIOR TEXTURES
36. EXTERIOR PATTERNS
37. EXTERIOR DETAILS
38. EXTERIOR ACCENT
39. EXTERIOR CONTRAST
40. EXTERIOR HARMONY
41. EXTERIOR BALANCE
42. EXTERIOR RHYTHM
43. EXTERIOR SCALE
44. EXTERIOR PROPORTION
45. EXTERIOR UNITY
46. EXTERIOR VARIETY
47. EXTERIOR INTEREST
48. EXTERIOR SURPRISE
49. EXTERIOR PLEASURE
50. EXTERIOR COMFORT
51. EXTERIOR WELL-BEING
52. EXTERIOR HAPPINESS
53. EXTERIOR PEACE
54. EXTERIOR LOVE
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61. EXTERIOR SELF-CONTROL
62. EXTERIOR MODERATION
63. EXTERIOR TEMPERANCE
64. EXTERIOR SILENCE
65. EXTERIOR STILLNESS
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81. EXTERIOR PROMPTNESS
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86. EXTERIOR CAUTION
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114. EXTERIOR RECOMMENDATION
115. EXTERIOR REFERENCE
116. EXTERIOR CITATION
117. EXTERIOR QUOTE
118. EXTERIOR PARAPHRASE
119. EXTERIOR SUMMARY
120. EXTERIOR SYNOPSIS
121. EXTERIOR ABSTRACT
122. EXTERIOR OUTLINE
123. EXTERIOR INDEX
124. EXTERIOR TABLE OF CONTENTS
125. EXTERIOR GLOSSARY
126. EXTERIOR APPENDIX
127. EXTERIOR BIBLIOGRAPHY
128. EXTERIOR REFERENCES
129. EXTERIOR SOURCES
130. EXTERIOR CREDITS
131. EXTERIOR ACKNOWLEDGMENTS
132. EXTERIOR DEDICATION
133. EXTERIOR PREFACE
134. EXTERIOR INTRODUCTION
135. EXTERIOR CONCLUSION
136. EXTERIOR EPILOGUE
137. EXTERIOR AFTERWORD
138. EXTERIOR NOTES
139. EXTERIOR FOOTNOTES
140. EXTERIOR ENDNOTES
141. EXTERIOR APPENDICES
142. EXTERIOR SUPPLEMENTS
143. EXTERIOR ADDENDUMS
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157. EXTERIOR ALTERATIONS
158. EXTERIOR CHANGES
159. EXTERIOR UPDATES
160. EXTERIOR REVISIONS

ROL ARCHITECTS
 1602 Osborn Boulevard
 Suite 101, Columbus, Ohio 43120
 Phone: 614.291.1100
 Fax: 614.291.1101
 www.rolarchitects.com

the
 NRP
 group LLC
 1875 Thompson Street
 Columbus, Ohio 43215
 Phone: 614.291.1100
 Fax: 614.291.1101

WEINLAND PARK
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 INITIATIVE
 COLUMBUS, OH

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UNIT LAB
 EXTERIOR
 ELEVATIONS
 1/4" = 1'-0"

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A4.04

11310-00150
 1438 N. 5th St.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 3/10/11



Disclaimer

Scale = 40



This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are not to be held responsible for any information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

11310-00150
1438 N. 5th St.



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

PROJECT DISCLOSURE STATEMENT

1438 N 5th Street

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 #

11310-00150

1438 N. 5th 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

Weinland Park Homes LLC

c/o The NRP Group, ATTN: Cheryl Steigerwald

5300 Transportation Boulevard, Cleveland, OH 44125

SIGNATURE OF AFFIANT

Donald Plank

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

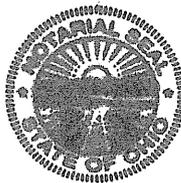
SIGNATURE OF NOTARY PUBLIC

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

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