



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 - 000151
Date Received: 3/15/11
Commission/Group: University
Existing Zoning: R-4 Application Accepted by: 10. Reiss 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 (332.16), 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 1265 North 6th Street
City Columbus State OH Zip 43201
Parcel Number (only one required) 010-024591

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, Admin.istrator
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 2:52:23 PM

Parcel Report

| Parcel ID | Owner | Address |
|-----------|-----------------------|---------------------------------|
| 010024591 | CITY OF COLUMBUS OHIO | 1265 N 6TH 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

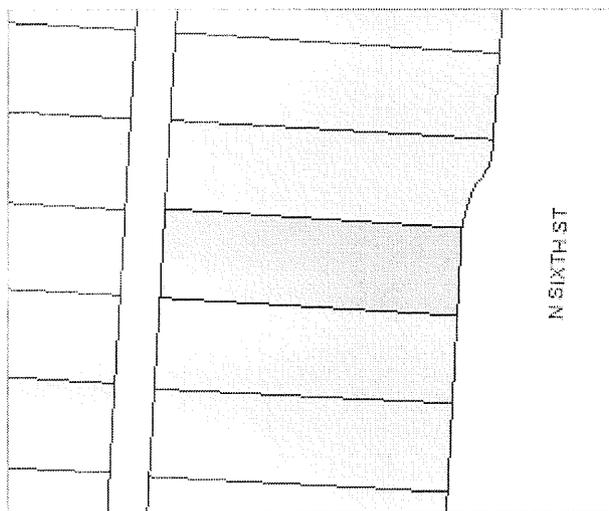
| Overlay Name | District Name | Planning Overlay |
|--------------|------------------|------------------|
| University | PLANNING OVERLAY | P |
| University | PLANNING OVERLAY | P |

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.

11310-00151
1265 N. 6th St.

Exhibit B

Statement of Hardship
1265 N Sixth Street

11310-00151
1265 N. 6th St.

V11-_____

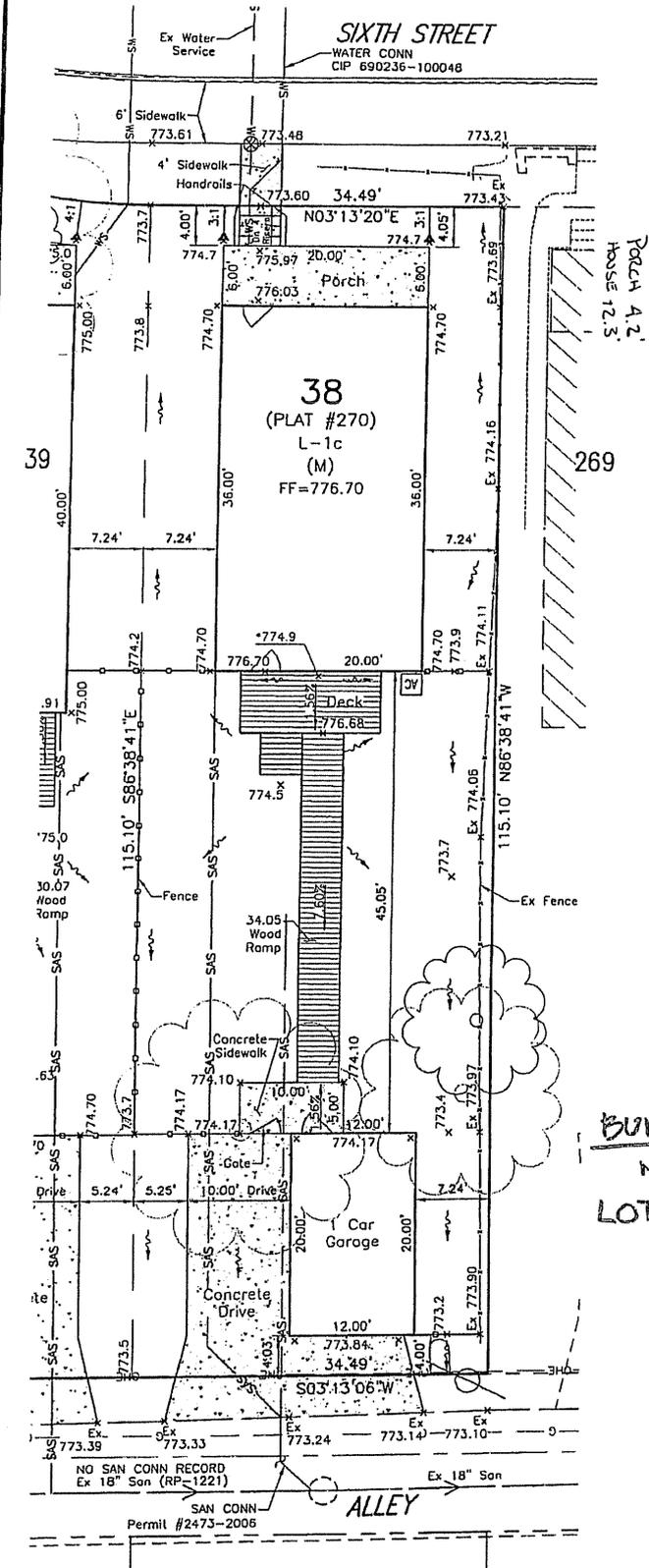
The site is a 34.5' x 115' platted lot zoned R-4, Residential. The lot meets the record requirements of 3333.16, Exception for Single or Two family dwelling. Construction of a single family dwelling, subject to applicable development standards, is permitted. The site is also subject to applicable regulations 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 3372.543 (A), Building Lines (Minimum Setback), which Section requires a building setback established by the average setback of the adjacent buildings on each side of the subject lot or 11.15 feet, while applicant proposes a setback of 10 feet.
- 2) 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 0.58.

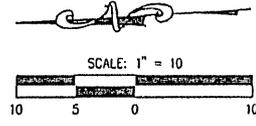
FOR: THE NRP GROUP
 HOUSE STYLE: L-1c (M)
 PARCEL NO.: _____
 LOT NO.: 38 (PLAT #270)
 ADDRESS: _____
 SUBDIVISION: WEINLAND PARK
 CITY OF COLUMBUS
 COUNTY OF FRANKLIN
 MIN. SETBACKS: REAR - 2' SIDE - 4'
 FLOOD ZONE: X
 COMMUNITY PANEL: 39049C
 PAGE: 0255H
 DATE: MARCH 16, 2004



Grading Note:
 * Indicates ground elevation below wood deck.

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

AWARE GREEN LOT



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: 11.15'
 LOT 38 SETBACK IS 10.05'
 OR 11% LESS THAN AVERAGE

PROFESSIONAL SURVEYOR _____ DATE _____

| | | |
|--|------------|----------|
| PREPARED BY: | LOT NO. | 38 |
| EMHT | JOB NO. | 20101082 |
| 5500 New Albany Road, Columbus, OH 43054 | DRAWN BY | JEM |
| Phone 614.775.4105 Fax 614.775.4817 | CHECKED BY | SLG |
| M C M X X V I | SCALE | 1" = 10' |
| | DATE | 02/25/11 |

11310-00151
1265 N. 6th St.

RDL ARCHITECTS
 1602 Ogden Boulevard
 Suite 100
 Phone: 216.752.1300
 Fax: 216.752.1301
 www.rdlarch.com

the **NRP GROUP LLC**
 250 Lakeside Building
 1000 Lakeside Blvd
 Suite 100
 Cleveland, OH 44115

WEINLAND PARK HOUSING INITIATIVE
 COLUMBUS, OH

| NO. | DESCRIPTION |
|-----|----------------------------|
| 1 | UNIT 101 - NORTH ELEVATION |
| 2 | UNIT 101 - SOUTH ELEVATION |
| 3 | UNIT 101 - WEST ELEVATION |
| 4 | UNIT 101 - EAST ELEVATION |
| 5 | UNIT 102 - NORTH ELEVATION |
| 6 | UNIT 102 - SOUTH ELEVATION |
| 7 | UNIT 102 - WEST ELEVATION |
| 8 | UNIT 102 - EAST ELEVATION |
| 9 | UNIT 103 - NORTH ELEVATION |
| 10 | UNIT 103 - SOUTH ELEVATION |
| 11 | UNIT 103 - WEST ELEVATION |
| 12 | UNIT 103 - EAST ELEVATION |
| 13 | UNIT 104 - NORTH ELEVATION |
| 14 | UNIT 104 - SOUTH ELEVATION |
| 15 | UNIT 104 - WEST ELEVATION |
| 16 | UNIT 104 - EAST ELEVATION |
| 17 | UNIT 105 - NORTH ELEVATION |
| 18 | UNIT 105 - SOUTH ELEVATION |
| 19 | UNIT 105 - WEST ELEVATION |
| 20 | UNIT 105 - EAST ELEVATION |

ISSUE

| NO. | DESCRIPTION |
|-----|----------------------------|
| 1 | UNIT 101 - NORTH ELEVATION |
| 2 | UNIT 101 - SOUTH ELEVATION |
| 3 | UNIT 101 - WEST ELEVATION |
| 4 | UNIT 101 - EAST ELEVATION |
| 5 | UNIT 102 - NORTH ELEVATION |
| 6 | UNIT 102 - SOUTH ELEVATION |
| 7 | UNIT 102 - WEST ELEVATION |
| 8 | UNIT 102 - EAST ELEVATION |
| 9 | UNIT 103 - NORTH ELEVATION |
| 10 | UNIT 103 - SOUTH ELEVATION |
| 11 | UNIT 103 - WEST ELEVATION |
| 12 | UNIT 103 - EAST ELEVATION |
| 13 | UNIT 104 - NORTH ELEVATION |
| 14 | UNIT 104 - SOUTH ELEVATION |
| 15 | UNIT 104 - WEST ELEVATION |
| 16 | UNIT 104 - EAST ELEVATION |
| 17 | UNIT 105 - NORTH ELEVATION |
| 18 | UNIT 105 - SOUTH ELEVATION |
| 19 | UNIT 105 - WEST ELEVATION |
| 20 | UNIT 105 - EAST ELEVATION |

UNIT 101 EXTERIOR ELEVATIONS
 1/4" = 1'-0"

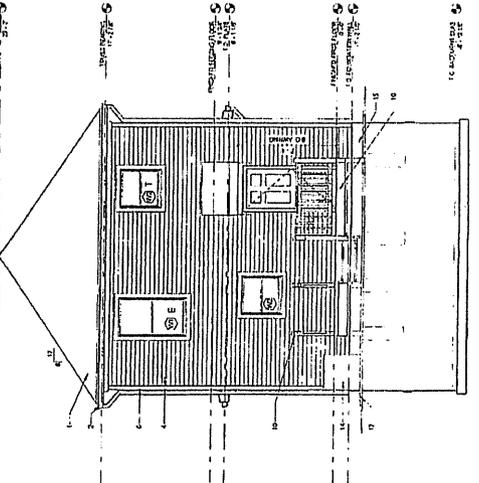
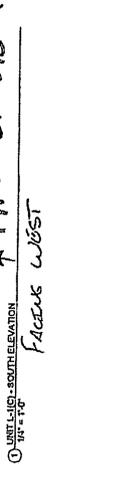
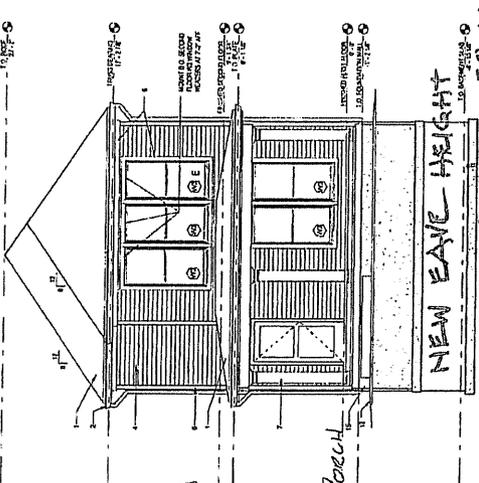
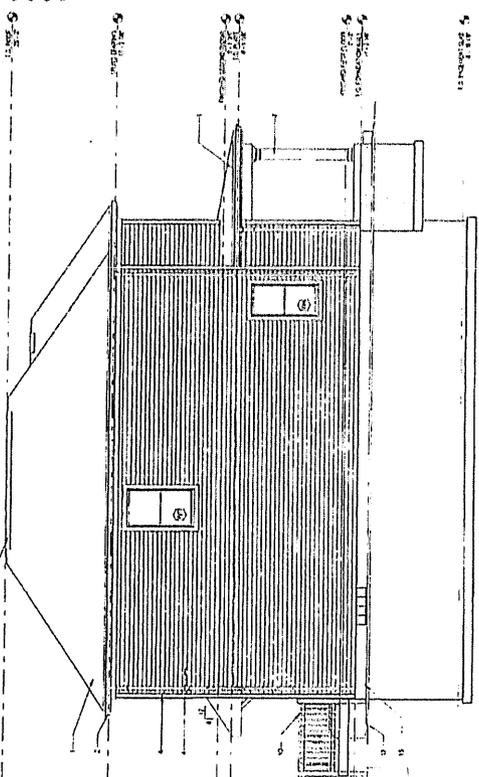
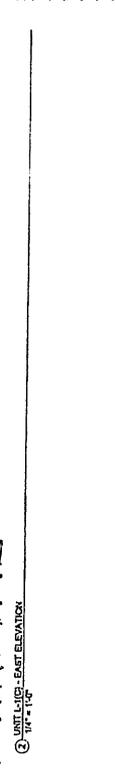
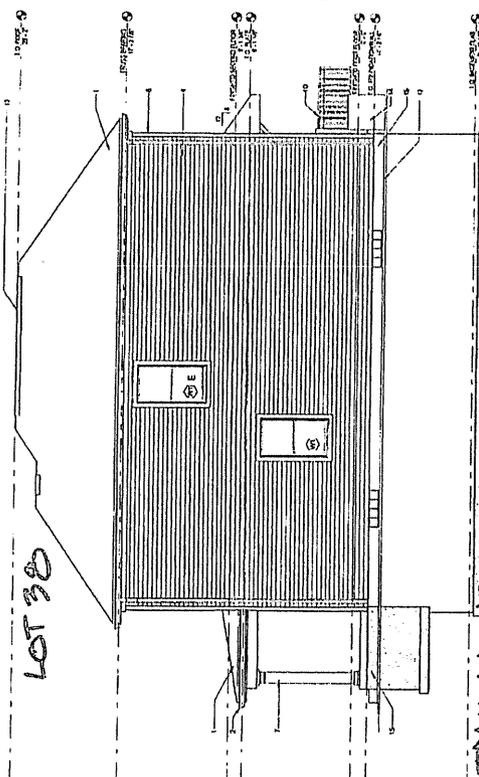
| | |
|----------|-----|
| PROJECT | NO. |
| DATE | NO. |
| REVISION | NO. |
| DATE | NO. |

A1.05

MATERIAL COLOR SCHEDULE

1. PORTLAND CEMENT PLASTER
2. 1/2" GYPSUM BOARD
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18. 1/2" GYPSUM BOARD
19. 1/2" GYPSUM BOARD
20. 1/2" GYPSUM BOARD



792.55
 18.73
 NEIGHBORHOOD

774.29
 774.22

11310-00151
 1265 N. 6th 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 includes survey plats, and other public records and data. Users of this map are notified that 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.

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1265 N. 6th St.



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1265 N 6th 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 # **11310-00151**
1265 N. 6th 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

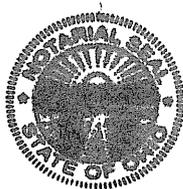
SIGNATURE OF NOTARY PUBLIC

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

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