

11310-00000-00017

Comments: \_\_\_\_\_ Application Number: \_\_\_\_\_ Commission/Group: \_\_\_\_\_  
 \_\_\_\_\_ Date Received: \_\_\_\_\_ Planning Area: \_\_\_\_\_  
 \_\_\_\_\_ Date of Hearing: \_\_\_\_\_ Acreage: \_\_\_\_\_  
 \_\_\_\_\_ Zoning Fee: \$1900 \_\_\_\_\_ Address Fee \_\_\_\_\_  
 \_\_\_\_\_ Existing Zoning: \_\_\_\_\_ Accepted by: *df*

### BOARD OF ZONING ADJUSTMENT APPLICATION

#### 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: Applicant is requesting several variances in order to divide three existing parcels into single-family lots in accordance with the guidelines for the Weinland Park Neighborhood Plan.

#### LOCATION

1. Certified Address Number and Street Name 1407 North 4<sup>th</sup> Street  
 City Columbus State Ohio Zip 43201

Parcel Number (only one required.)  1  2  3  4  5  6  7  8

#### APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Campus Partners for Community Urban Redevelopment  
 3. Address 1534 North High Street City Columbus Zip 43201  
 4. Phone# 614-247-5946 Fax # \_\_\_\_\_  
 5. Email Address Doug Aschenbach [aschenbach.3@osu.edu]

#### PROPERTY OWNER(S)

6. Name Campus Partners for Community Urban Redevelopment  
 7. Address 1534 North High Street City Columbus Zip 43201  
 8. Phone# 614-247-5946 Fax # \_\_\_\_\_  
 9. Email Address Doug Aschenbach [aschenbach.3@osu.edu]

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

#### ATTORNEY / AGENT (CIRCLE ONE)

10. Name Jill S. Tangeman, Esq.  
 11. Address 52 E. Gay Street City Columbus Zip 43216  
 12. Phone# 614-464-5608 Fax # 614-719-4638  
 13. Email Address jstangeman@vorys.com

#### SIGNATURES

14. Applicant Signature *Doug Aschenbach, President*  
 15. Property Owner Signature *Doug Aschenbach, President*  
 16. Attorney/Agent Signature *Jill Tangeman*

**One Stop Shop Zoning Report****Building Services Division****Department of Development**

Report date: 1/28/2011 2:12:03 PM

**Parcel Report**

Parcel ID	Owner	Address
010024079	LNG RESOURCES LLC	1407 N 4TH ST COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 1 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 4 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 9 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 17 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 3 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 11 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 8 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 6 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 15 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 2 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 16 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 10 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 7 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 18 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 12 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 14 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 5 COLUMBUS OH 43201
010024079	LNG RESOURCES LLC	1415 N 4TH ST 13 COLUMBUS OH 43201

**Base Zoning Report**

Case Number	<u>Classification</u>	Height District	Map Number	General Zoning Category	Limitation Text
Z79-106	R4	H-35	28	Residential	<a href="#">(View Document)</a>

**Zoning Overlay District**

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

**Flood Zone**

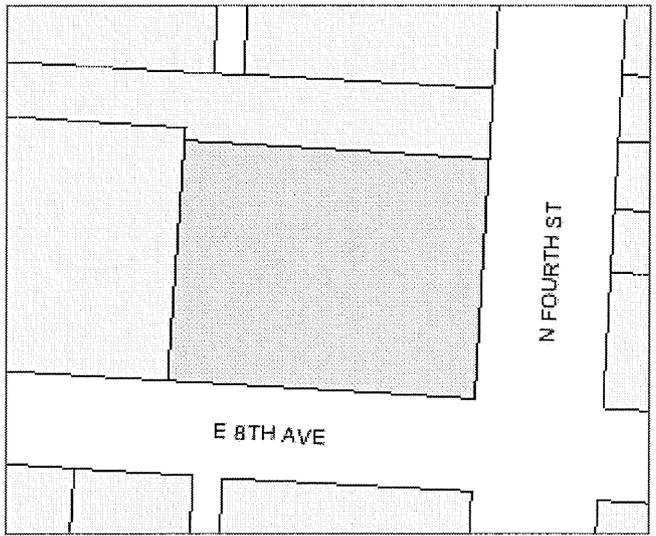
Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

**Area Commissions**

Area Name	INFObase URL
University Area Commission	<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.

**11310-00000-00017**  
**1407 NORTH 4TH STREET**



**11310-00000-00018**  
**1407 NORTH 4TH STREET**



**11310-00000-00017**  
**1407 NORTH 4TH STREET**

**AFFIDAVIT**

(See next page for instructions.)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill Tangeman, Esq.

of (1) MAILING ADDRESS 52 E. Gay Street, Columbus, OH 43216

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 1407 North 4<sup>th</sup> Street

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 (4) Campus Partners for Community Urban Redevelopment

AND MAILING ADDRESS 1534 North High Street  
Columbus, Ohio 43210

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Campus Partners for Community Urban Redevelopment  
614-247-5946

AREA COMMISSION OR CIVIC GROUP (5) University Area Commission  
AREA COMMISSION ZONING CHAIR OR c/o Ron Hupman, Zoning Chair  
CONTACT PERSON AND ADDRESS 2231 N. High St., Columbus, OH 43201

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

See attached.  
\_\_\_\_\_  
\_\_\_\_\_

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

SIGNATURE OF AFFIANT (8) Jill Tangeman

Subscribed to me in my presence and before me this 4<sup>th</sup> day of January, in the year 2011

SIGNATURE OF NOTARY PUBLIC (8) Deanna Cook

My Commission Expires: NA



Deanna R. Cook, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

Notary Seal Here



**Address: 1407 North 4<sup>th</sup> Street**

**Application: Campus Partners for Community Urban Redevelopment**

### **STATEMENT OF HARDSHIP**

The applicant is seeking variances for lot width, lot area, vision clearance and building lines under the R-4 zoning district in order to divide three existing parcels into single-family lots.

The Columbus Foundation and JPMorgan Chase Foundation and Campus Partners collectively provided funds for the acquisition of vacant and foreclosed properties for the overall Weinland Park Initiative. The Weinland Park Initiative has 4 components intended to improve the Weinland Park area: housing; safety; education; and workforce development. The City of Columbus has also committed grant money specifically for the redevelopment of the subject property.

The Weinland Park Neighborhood Plans calls for this area to be redeveloped with a range of new housing choices. Specifically, the plan calls for building new housing that fronts on the street with identifiable entrances for each unit and parking at the rear.

Consistent with the Weinland Park Neighborhood Plan, Campus Partners intends to develop these parcels with ten single-family homes, each with a porch fronting on the street and a rear garage building. The requested variances are necessary in order to re-develop the subject site consistent with the Weinland Park Neighborhood Plan.

There is existing single family to the north and south of the subject site, which is similar in design to the proposed development. The proposed minimum lot width of 33 feet and proposed minimum lot area of 3,500 square feet and proposed building setback of 20 feet are all consistent with the neighboring single family residential lots. Similarly, the requested variances to the University Planning Overlay, which relate to maximum lot coverage, maximum floor area and building height are necessary to build single family homes similar in architectural style to those already existing in the neighborhood.

The variances requested will not: impair air and light to adjacent properties; unreasonably increase the congestion of public streets; increase the danger of fires; endanger the public safety; nor unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus. By granting the requested variances, the applicant will be able to re-develop the subject site with new housing consistent with the Weinland Park Neighborhood Plan, which will ultimately be of great benefit to the area.

Requested Variances:

3332.05 (A)(4) Area district lot width requirements. To reduce the lot widths to 34.36 feet in the R-4 district. (50' required)

3332.15 R-4 area district requirements. To reduce the lot areas of each lot to 4358.5 sq ft. for single family lots. (5000 sq ft required)

3321.05 (B)(2) Vision clearance. To permit a dwelling to encroach within the 30' vision clearance triangle on the proposed lot on the northeast corner of Hamlet and Eighth.

3332.21(D)(1) Building Lines. To permit a dwelling to encroach on the building setback on Hamlet Street; building setback will be 20 feet (20.29 feet required).

3372.542 - Maximum lot coverage. To permit an increase in permitted maximum lot coverage from 25% to 26% for Lot#1 Hamlet Street.

3372.543 - Building lines. To permit a increase in permitted maximum setback from minimum setback average of 21.02' to 28.0' or 22% more than average for Lot #6 North Fourth Street.

3372.544 - Maximum floor area. To permit an increase in permitted maximum floor areas of 0.40% for the following lots:

- \* 0.72% Floor Area Ratio for Lot #1 Hamlet Street
- \* 0.64% Floor Area Ratio for Lot #2 Hamlet Street
- \* 0.64% Floor Area Ratio for Lot #3 Hamlet Street
- \* 0.57% Floor Area Ratio for Lot #4 Hamlet Street
- \* 0.64% Floor Area Ratio for Lot #5 Hamlet Street
- \* 0.62% Floor Area Ratio for Lot #6 North Fourth
- \* 0.62% Floor Area Ratio for Lot #7 North Fourth Street
- \* 0.54% Floor Area Ratio for Lot #8 North Fourth Street
- \* 0.62% Floor Area Ratio for Lot #9 North Fourth Street
- \* 0.70% Floor Area Ratio for Lot #North Fourth Street

3372.545 – Height. To permit an increase in permitted average cornice/eave height variance of 10% to 15% for Lot #5 Hamlet and to permit an increase in permitted average cornice/eave height variance of 10% to \*18% for Lot #6 North Fourth Street (\*Adjacent building is a flat roof so it does not have a cornice/eave. Used the parapet height for calculation.)



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 1/5/11



Disclaimer

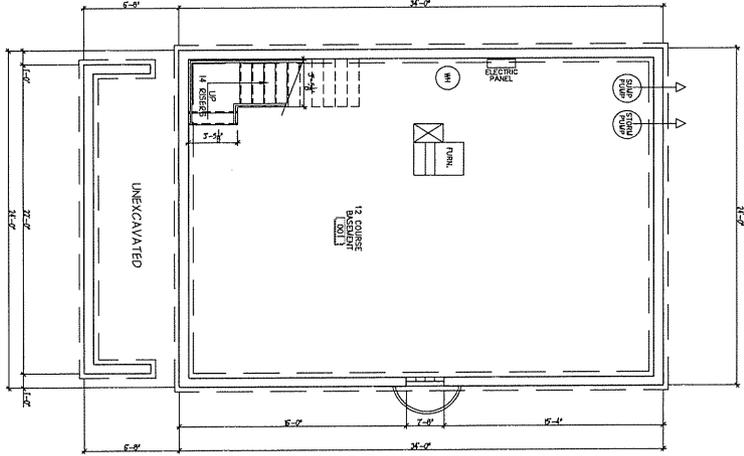
Scale = 100



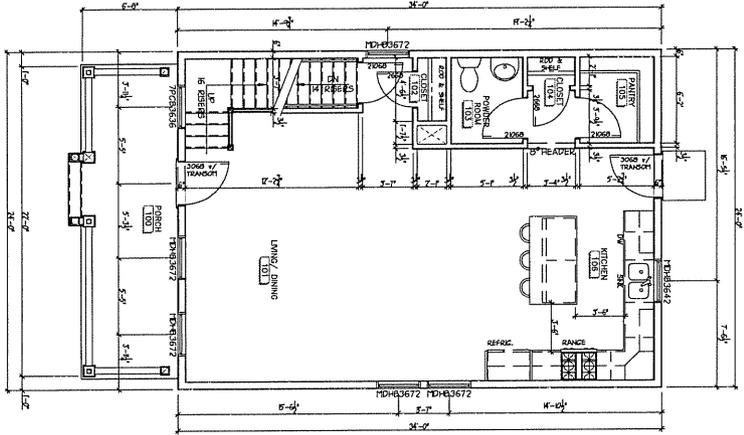
This map is prepared for the real property inventory within this court survey plats, and other public records and data. Users of this map a information sources should be consulted for verification of the infor county and the mapping companies assume no legal responsibilities Please notify the Franklin County GIS Division of any discrepancies

**11310-00000-00017**  
**1407 NORTH 4TH STREET**

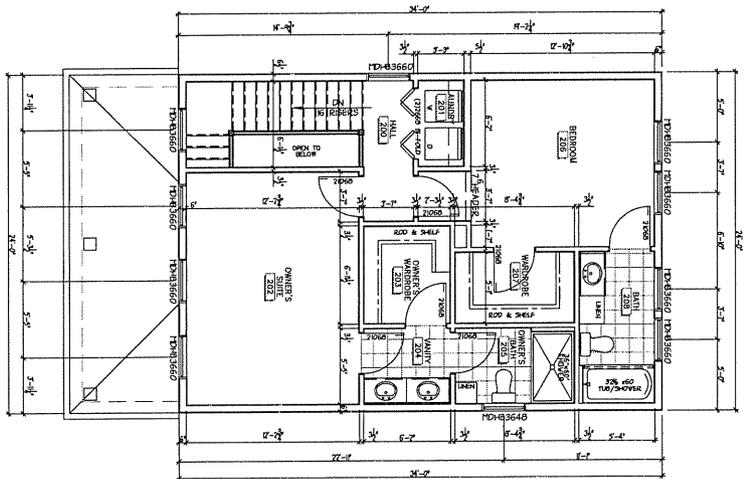
ment



M-1  
BASEMENT  
SCALE 1/8" = 1'-0"



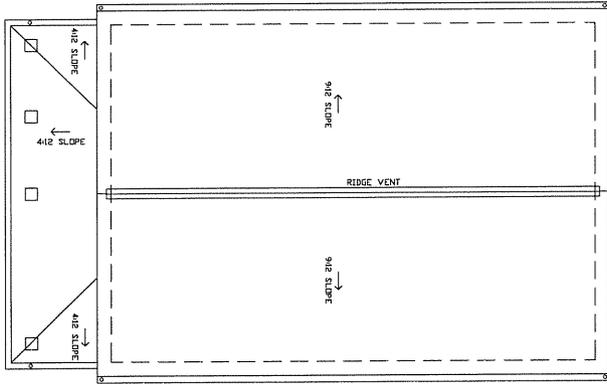
M-1  
FIRST FLOOR  
SCALE 1/8" = 1'-0"



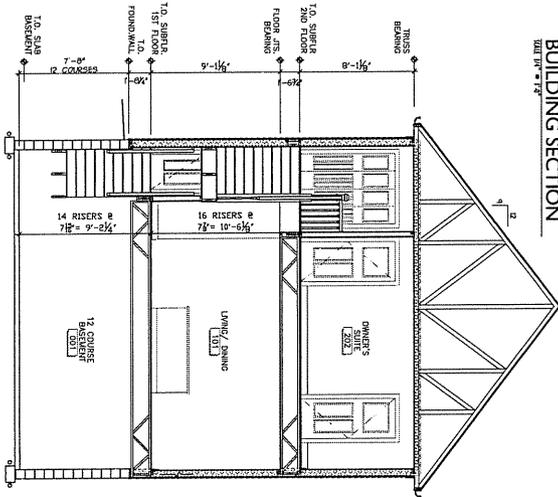
M-1  
SECOND FLOOR  
SCALE 1/8" = 1'-0"

- Owner
- Architect
- Contractor
- Manufacturer
- Product
- Material
- Finish
- Condition
- Notes

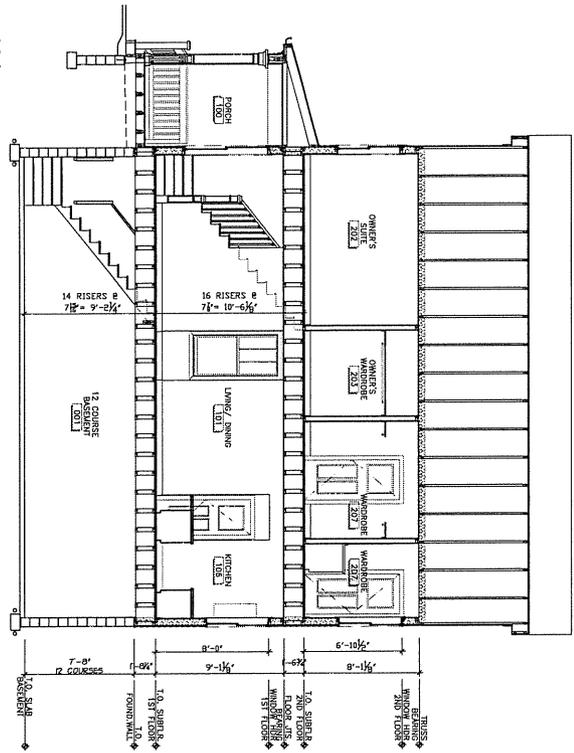
M-1  
ROOF PLAN  
SCALE = 1/8" = 1'-0"



M-1  
BUILDING SECTION  
SCALE = 1/8" = 1'-0"



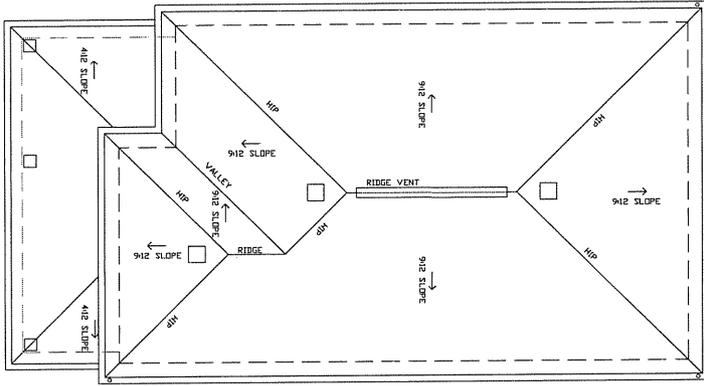
M-1  
BUILDING SECTION  
SCALE = 1/8" = 1'-0"



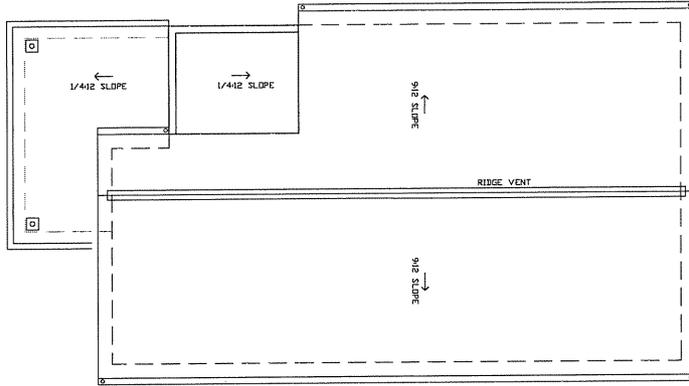




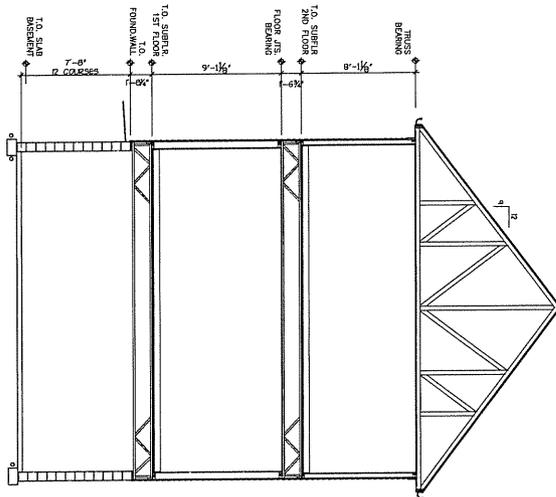




M-2  
ROOF PLAN  
SCALE: 1/8" = 1'-0"



M-2a  
ROOF PLAN  
SCALE: 1/8" = 1'-0"



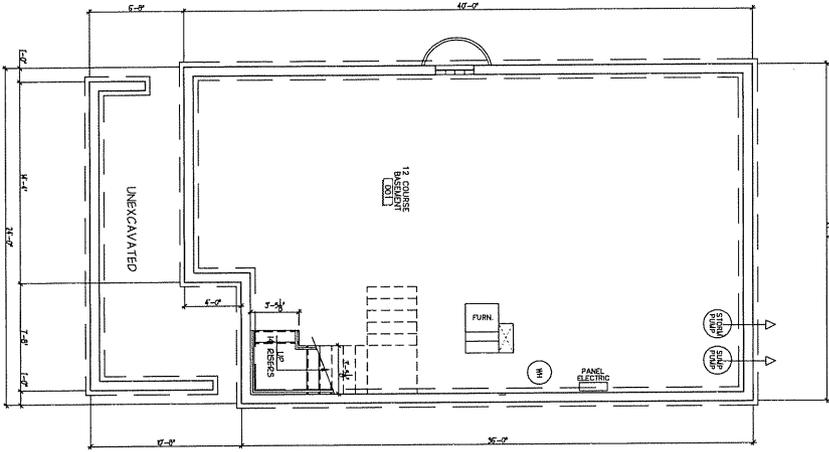
M-2 TYPICAL  
BUILDING SECTION  
SCALE: 1/8" = 1'-0"

Symbol	Description
□	Roofing
▣	Insulation
▤	Foundation
▥	Structural
▦	Other
▧	Notes
▨	Dimensions
▩	Grid Lines
▪	Section Lines
▫	Other
▬	Notes
▭	Dimensions
▮	Grid Lines
▯	Section Lines
▰	Other
▱	Notes
▲	Dimensions
△	Grid Lines
▴	Section Lines
▵	Other
▾	Notes
▿	Dimensions
◀	Grid Lines
▶	Section Lines
◁	Other
▷	Notes
◂	Dimensions
◃	Grid Lines
◄	Section Lines
◅	Other
◆	Notes
◇	Dimensions
◈	Grid Lines
◉	Section Lines
◊	Other
◌	Notes
◍	Dimensions
◎	Grid Lines
●	Section Lines
◐	Other
◑	Notes
◒	Dimensions
◓	Grid Lines
◔	Section Lines
◕	Other
◖	Notes
◗	Dimensions
◘	Grid Lines
◙	Section Lines
◚	Other
◛	Notes
◜	Dimensions
◝	Grid Lines
◞	Section Lines
◟	Other
◠	Notes
◡	Dimensions
◢	Grid Lines
◣	Section Lines
◤	Other
◥	Notes
◦	Dimensions
◧	Grid Lines
◨	Section Lines
◩	Other
◪	Notes
◫	Dimensions
◬	Grid Lines
◭	Section Lines
◮	Other
◯	Notes
◰	Dimensions
◱	Grid Lines
◲	Section Lines
◳	Other
◴	Notes
◵	Dimensions
◶	Grid Lines
◷	Section Lines
◸	Other
◹	Notes
◺	Dimensions
◻	Grid Lines
◼	Section Lines
◽	Other
◾	Notes
◿	Dimensions
◘	Grid Lines
◙	Section Lines
◚	Other
◛	Notes
◜	Dimensions
◝	Grid Lines
◞	Section Lines
◟	Other
◠	Notes
◡	Dimensions
◢	Grid Lines
◣	Section Lines
◤	Other
◥	Notes
◦	Dimensions
◧	Grid Lines
◨	Section Lines
◩	Other
◪	Notes
◫	Dimensions
◬	Grid Lines
◭	Section Lines
◮	Other
◯	Notes
◰	Dimensions
◱	Grid Lines
◲	Section Lines
◳	Other
◴	Notes
◵	Dimensions
◶	Grid Lines
◷	Section Lines
◸	Other
◹	Notes
◺	Dimensions
◻	Grid Lines
◼	Section Lines
◽	Other
◾	Notes
◿	Dimensions

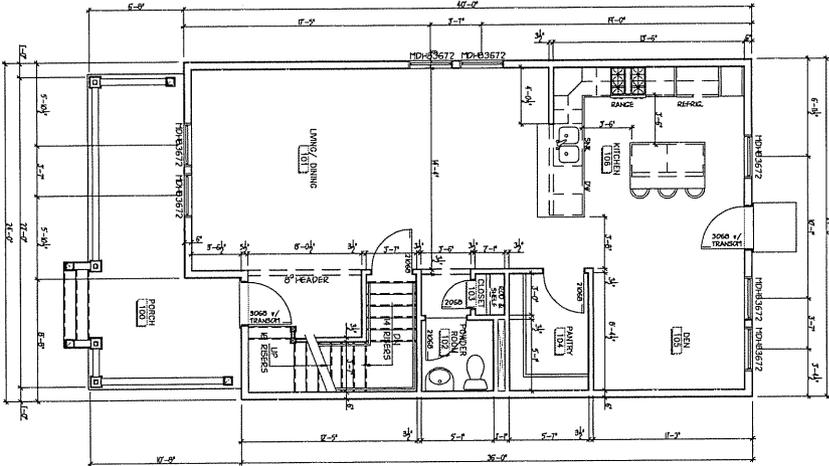




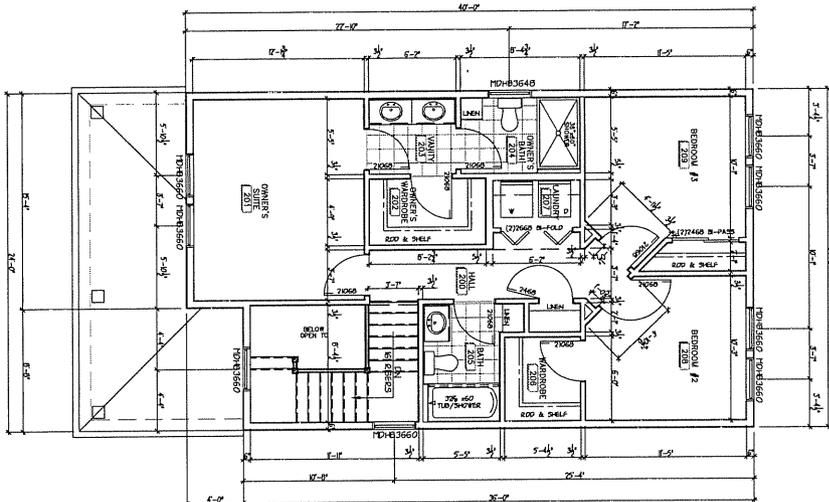
M-3  
BASEMENT  
DATE: 01/17/18



M-3  
FIRST FLOOR  
DATE: 01/17/18



M-3  
SECOND FLOOR  
DATE: 01/17/18





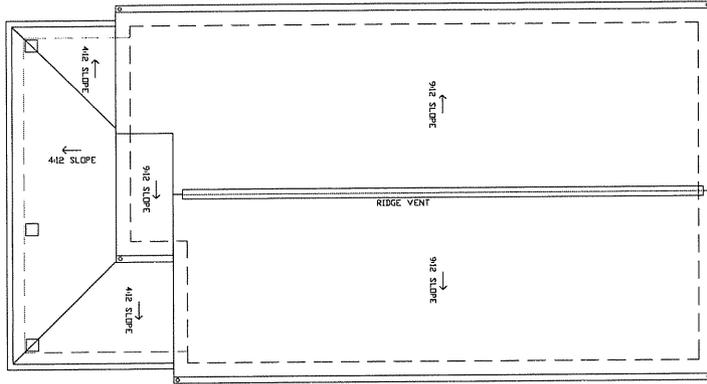




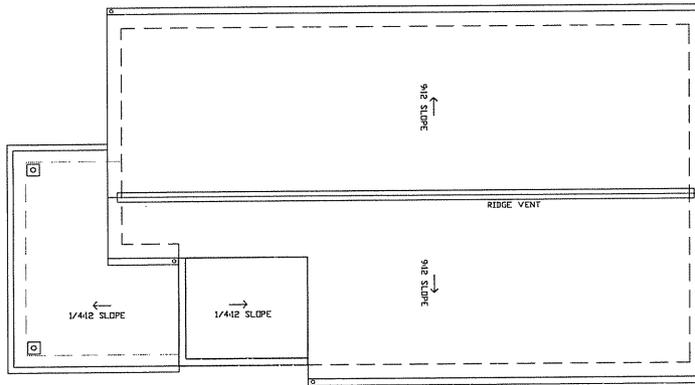




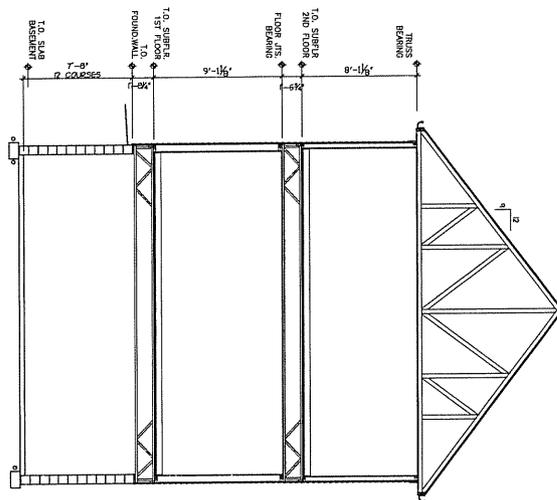




M-3  
ROOF PLAN  
SCALE: 1/8" = 1'-0"



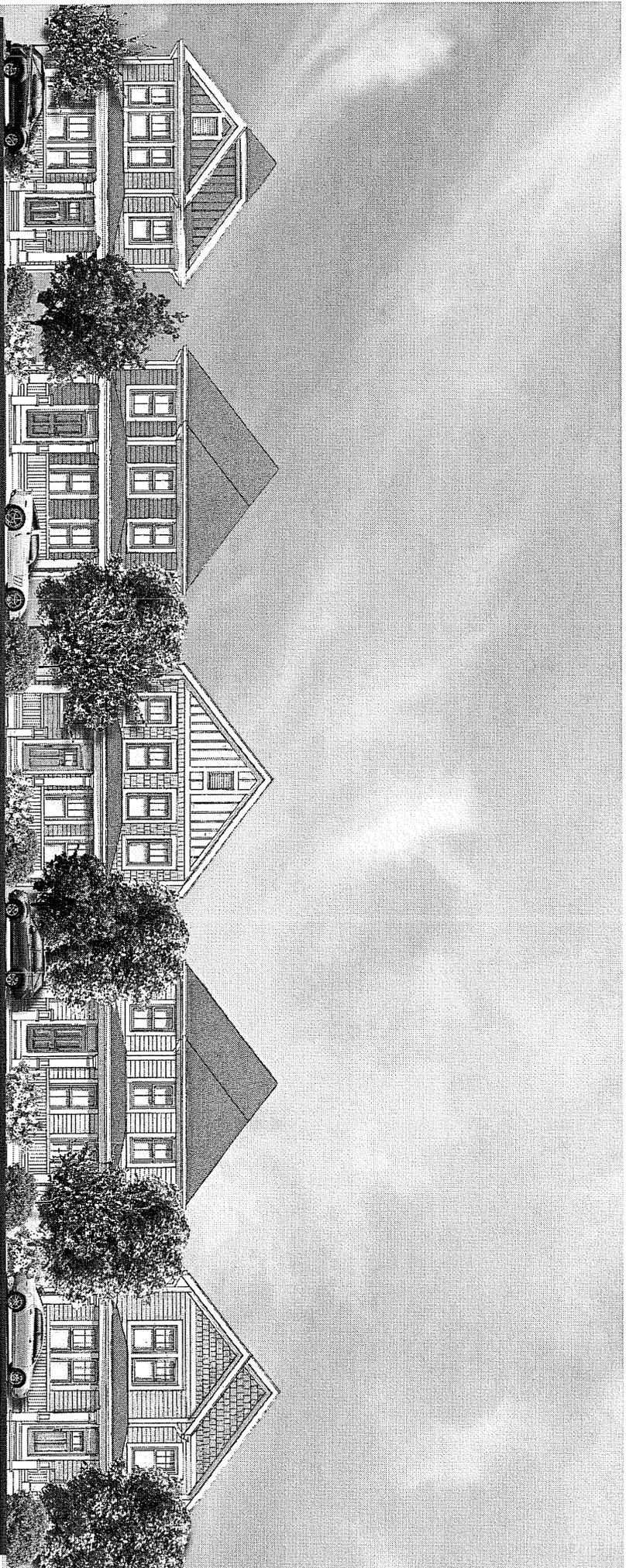
M-3a  
ROOF PLAN  
SCALE: 1/8" = 1'-0"



M-3 TYPICAL  
BUILDING SECTION  
SCALE: 1/8" = 1'-0"







North Fourth Street Elevation

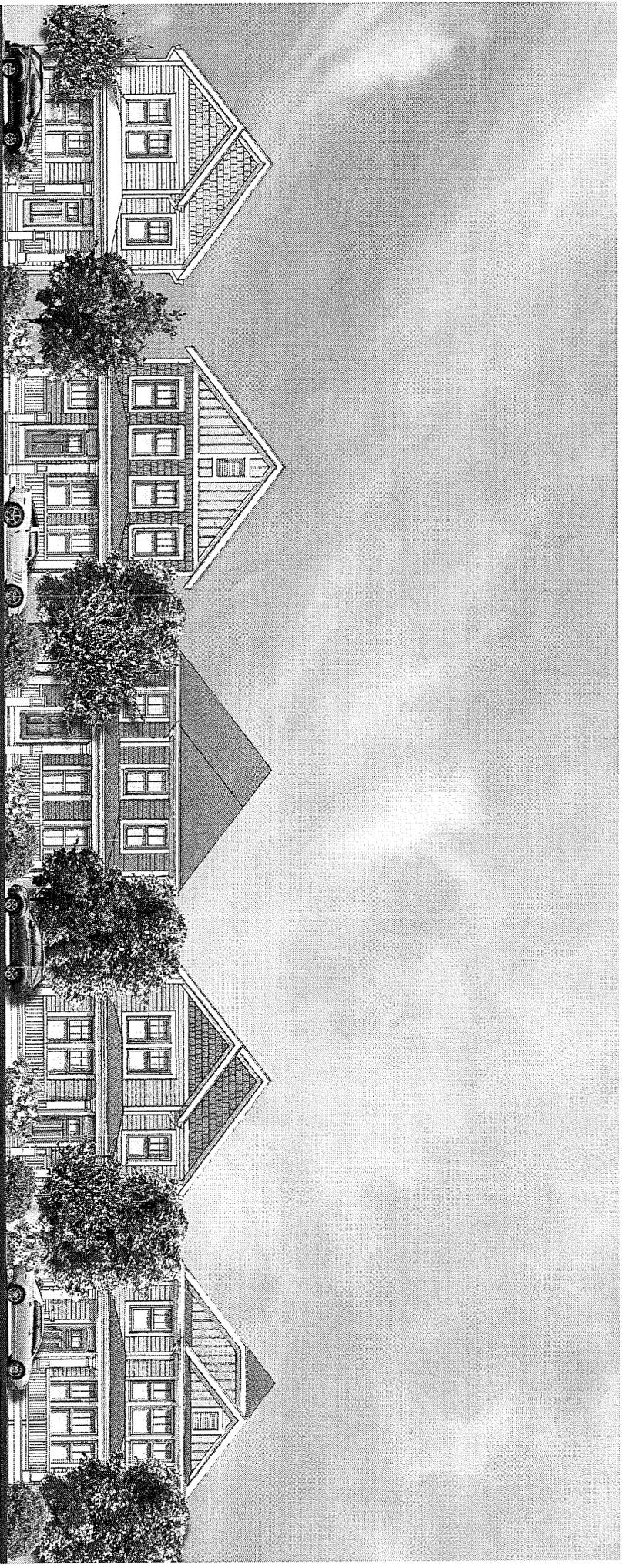
# Weinland Park Housing Initiative

Design Development Study for Urban Residential Living

January 30, 2011

**N4E8**

 **wagenbrenner**  
DEVELOPMENT



**Hamlet Street Elevation**

M-3 Elevation

M-1 Elevation

M-2 Elevation

M-3 Elevation

M-4 Elevation

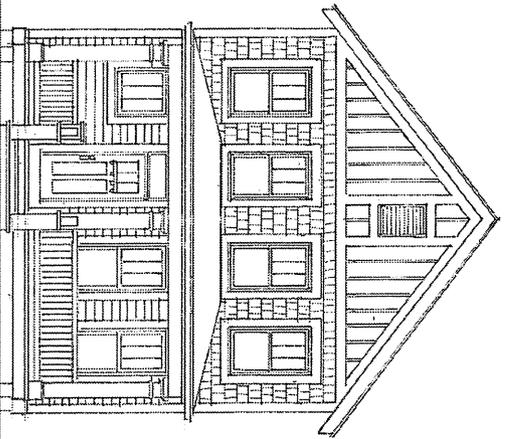
**Weinland Park Housing Initiative**

Design Development Study for Urban Residential Living

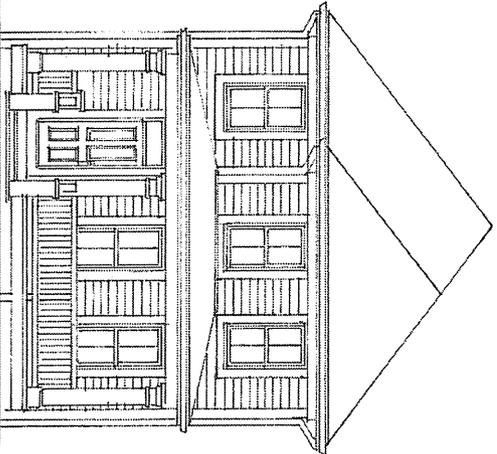
January 30, 2011

**N4E8**

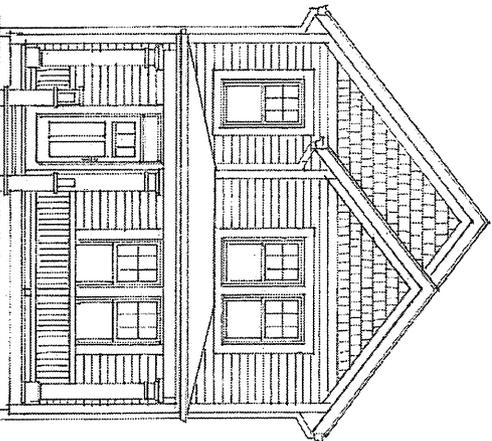
**wagenbrenner**  
DEVELOPMENT



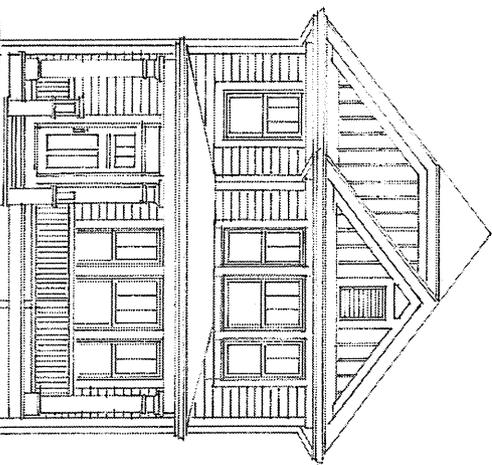
M-1 Elevation



M-2 Elevation



M-3 Elevation



M-4 Elevation

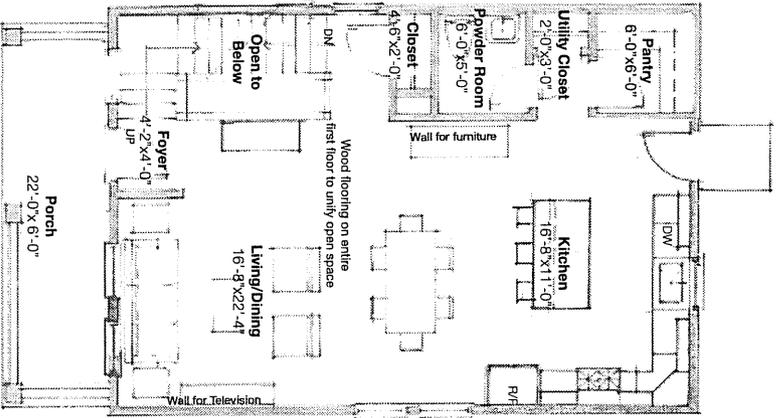
# Weinland Park Housing Initiative

Design Development Study for Urban Residential Living

January 30, 2011

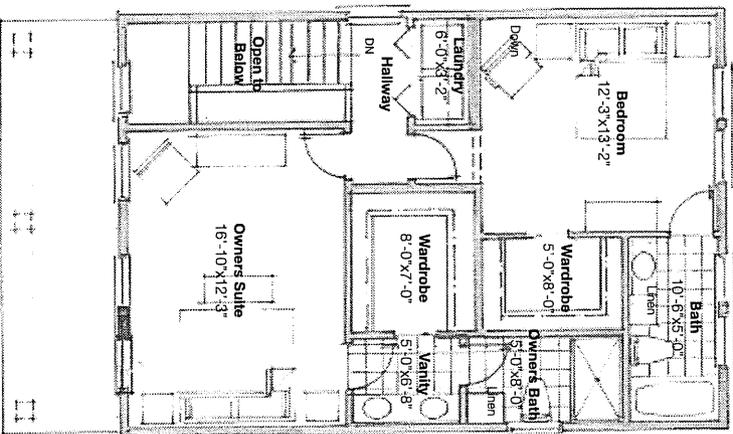
**N4E8**

 **wagenbrenner**  
DEVELOPMENT



First Floor Plan M-1

**Plan M-1**  
 Two Bedrooms/2-1/2 Bath  
 1,682 Square Feet  
 Conditioned Space  
 24' Width



Second Floor Plan M-1

# Weinland Park Housing Initiative

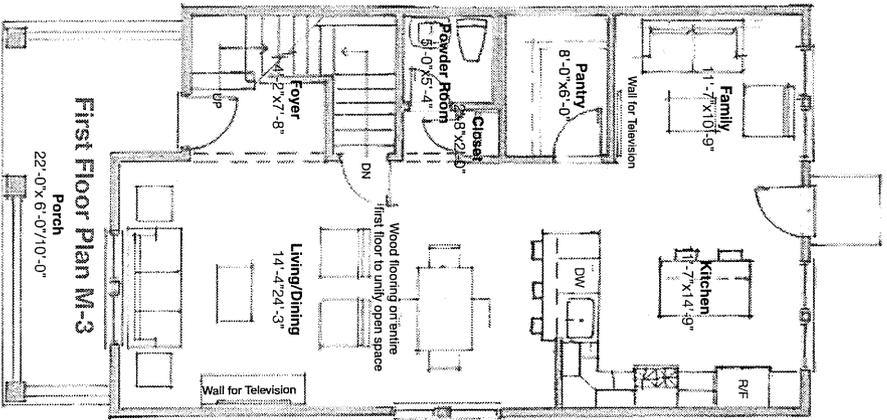
Design Development Study for Urban Residential Living

January 30, 2011

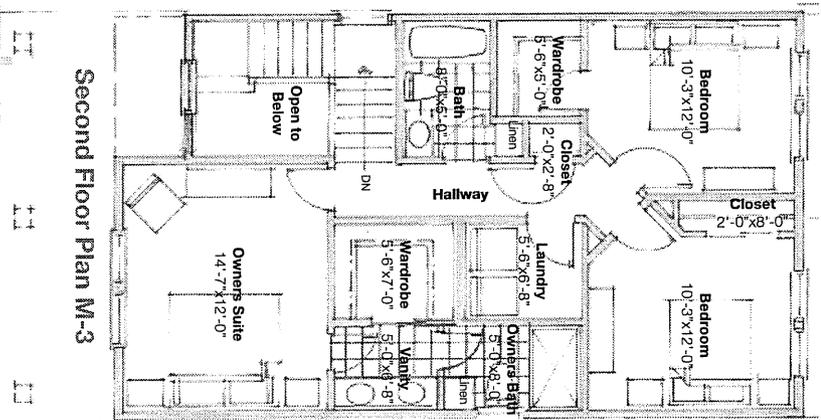
**N4E8**

**wagenbrenner**  
 DEVELOPMENT





**Plan M-3**  
 Three Bedrooms/2 1/2 Bath  
 1,661 Square Feet  
 Conditioned Space  
 24' Width



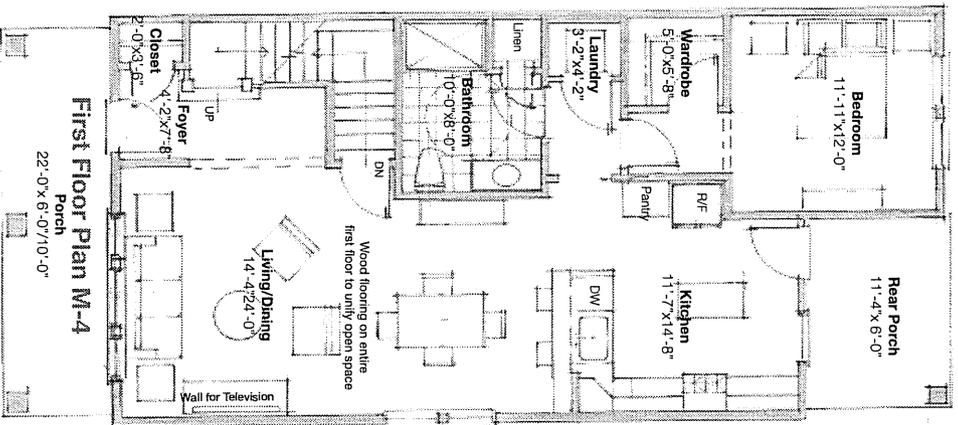
# Weinland Park Housing Initiative

Design Development Study for Urban Residential Living

January 30, 2011

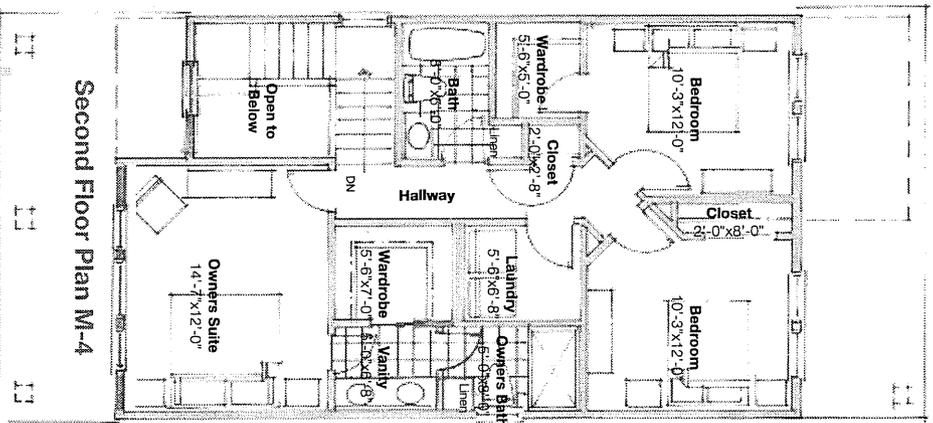
**N4E8**

**wagenbrenner**  
 DEVELOPMENT



First Floor Plan M-4

**Plan M-4**  
 Four Bedrooms/3 Bath  
 1,983 Square Feet  
 Galvanized Steel  
 24' Width



Second Floor Plan M-4

# Weinland Park Housing Initiative

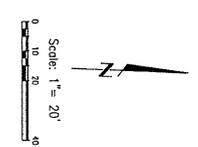
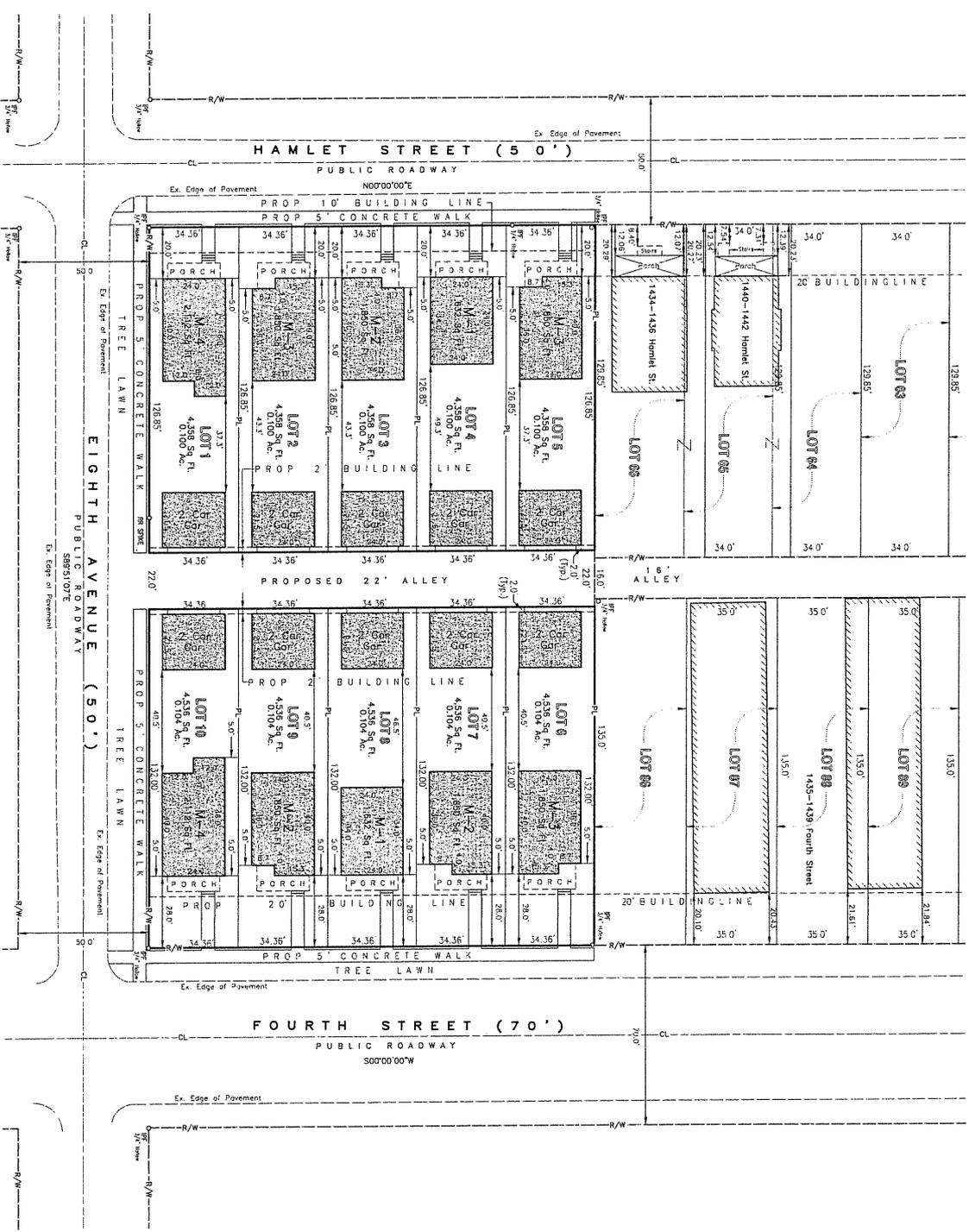
Design Development Study for Urban Residential Living

January 30, 2011

**N4E8**

**wagenbrenner**  
 DEVELOPMENT

# PRELIMINARY LAYOUT EIGHTH AVE COLUMBUS, OHIO



PLANS PREPARED BY:  
**E. P. FERRIS**  
INCORPORATED  
CONSULTING ENGINEERS AND ARCHITECTS  
1111 N. HIGHWAY 101, SUITE 101  
COLUMBUS, OHIO 43260  
(614) 293-2010

OWNER: **SRB, CHM, TR, MFC**  
DATE: 02-28-11  
100% 35

