



COUNCIL VARIANCE 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: CV11-022 (11315-00000-00361)
Date Received: 7/5/11
Application Accepted By: S. Pine Fee: N/A
Comments: Case Planner: Dana Hitt 645-2385 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1846 S. Washington Ave. Zip 43207
Is this property currently being annexed into the City of Columbus [] Yes [X] No
Parcel Number for Certified Address: 010-049803
[X] Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): R-3, C-4
Recognized Civic Association or Area Commission: Columbus Southside Area Commission
Proposed use or reason for Council Variance request: elderly housing
Acreage: 1.5 ±

APPLICANT: Name The NRP Group LLC see attached sheet
Address 5309 Transportation Blvd. City/State Cleveland, OH Zip 44125
Phone # 216-584-0650 Fax # Email: nrpgroup.com

PROPERTY OWNER(S): Name City of Columbus Land Bank Attn: John Turner
Address 109 N. Front St. City/State Columbus, OH Zip 43215-9007
Phone # 645-2551 Fax # Email: jmtturner@columbus.gov
[] Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT [X] Attorney [] Agent
Name Jeffrey L. Brown attorney for The NRP Group LLC
Address Smith & Hale LLC, 37 W. Broad St., Ste. 725 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)
The NRP Group LLC By: [Signature]
APPLICANT SIGNATURE City of Columbus By: [Signature]
PROPERTY OWNER SIGNATURE City of Columbus By: [Signature]
ATTORNEY / AGENT SIGNATURE [Signature] attorney for NRP Group LLC

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

CV11-022

Co-Applicant

City of Columbus
Land Bank
Attn: John Turner
109 N. Front St.
Columbus, OH 43215-9007

Attorney/Agent:

John Turner is the city's agent in this application. Jeffrey L. Brown does not represent the City in this application.

nrp-parsons.mis (nct)
6/28/11 F:Docs



City of Columbus Zoning Plat

C11-022

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010049803,010049803,010047738,010026084,010021419,010057064, 010033367
010019436,010066976,010024069,010031482,010055487,010046926,010002239

Zoning Number: 1846

Street Name: S WASHINGTON AVE

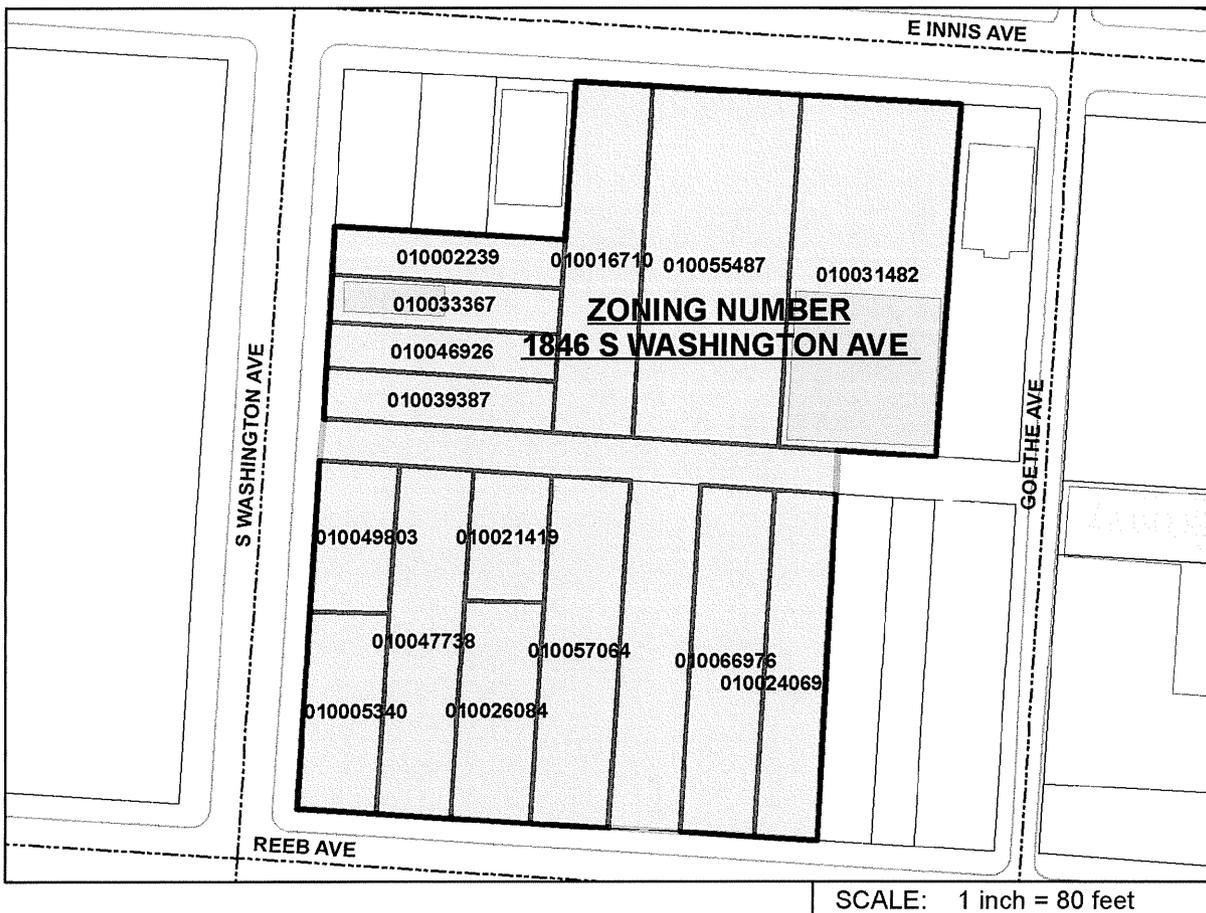
Lot Number: 9-16, 30-36

Subdivision: 20th CENTURY ADDITION

Requested By: SMITH AND HALE (DAVID HODGE)

Issued By: *Patricia A. Austin*

Date: 6/21/2011



SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 2647



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

Statement of Hardship

The applicants are requesting a series of area variance to accompany the proposed zoning change to permit elderly housing on an urban infill site. The following variances are requested:

Section 3333.18 Building lines: to reduce the building setback along Reeb Avenue from 25 feet to 15 feet. Innis 14 feet to 5 feet; Washington Ave. 10 feet to 5 feet.

Section 3312.49 Maximum number of parking spaces: to reduce the required number of parking spaces from 84 to 50 and to reduce the minimum number of bicycle parking spaces from 6 to 2.

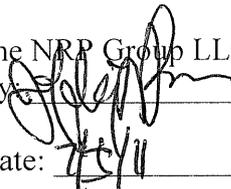
Section 3333.24 Rear Yard: to reduce the minimum rear yard of 25% of the total lot area to 2.5%.

The proposed development is for a 56 unit elderly housing building. The building setback variance is the result of having no existing buildings on the whole block of Reeb Avenue between Washington Avenue and Goethe Avenue. Existing buildings in the area are at less than a 25 foot setback.

The prior parking code permits .75 parking spaces/unit of elderly housing. When the new parking code was created the parking reduction for elderly housing was not in the new code. Since these are housing units for the elderly the parking demand is not the same as for a regular apartment unit. The proposed development would exceed the prior parking requirement of .75 parking spaces/unit.

The same logic that applies to a reduction in the number of parking spaces would apply to a reduction in the number of bicycle parking spaces. The last variance involves the rear yard. The site is surrounded by three streets and the rear yard backs up to a proposed parking lot for commercial development along Parsons Avenue. This is an urban infill site and a reduction in the rear yard is appropriate given the proposed development pattern.

These requested variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the City of Columbus.

Signatures of Applicants:	The NRP Group LLC	City of Columbus
	By: 	By: _____
	Date: 7/2/11	Date: _____



COUNCIL VARIANCE APPLICATION

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

AFFIDAVIT

(See next page for instructions)

APPLICATION # CW11-022

STATE OF OHIO _____
COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS Smith & Hale LLC, 37 W. Broad St., Ste. 725, Columbus, OH 43215
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 CERTIFIED ADDRESS FOR ZONING PURPOSES 1846 S. Washington Ave.
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) 7/5/11

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) City of Columbus
c/o Land Bank
John Turner
109 N. Front St., Columbus, OH 43215-9007

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

The NRP Group LLC 216-584-0650
City of Columbus 645-2551

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Columbus Southside Area Commission
Joe Stefanko
P.O. Box 7846
Columbus, OH 43207

and that the attached document (6) 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(7)

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5th day of July, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) David L. Hodge
no expiration



Seal Here
DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

APPLICANT

The NRP Group LLC
5309 Transportation Boulevard
Cleveland, OH 44125

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 W. Broad Street, Suite 725
Columbus, OH 43215

Stillwater Asset Fund
Stillwater Capital
41 Madison Avenue
New York, NY 1001-2344

Arthur New
2477 Edsel Avenue
Columbus, OH 43207

Arthur New
Catherine Blackburn
240 Whitehall Road
Fraziers Bottom, WV 25082

Jeffrey Corby
4515 E. Dublin-Granville Road
Westerville, OH 43081

H Scot Props LLC
95 Latta Avenue
Columbus, OH 43205

Richard J. & Sandra E. Smith
356 Innis Road
Columbus, OH 43207

**APPLICANT/PROPERTY
OWNER**

City of Columbus
Land Bank
Attn: John Turner
109 N. Front Street
Columbus, OH 43215-9007

**SURROUNDING PROPERTY
OWNERS**

Loretta J. Dotson ,TOD
360 E. Innis Avenue
Columbus, OH 43207

Lauren M. Williams
380 E. Innis Avenue
Columbus, OH 43207

William P. & Ada M. Barrett
329 Reeb Avenue
Columbus, OH 43207

South Side Settlement Foundation
L Thompson
310 E. Innis Avenue
Columbus, OH 43207

JIA Family Limited Partnership
P.O. Box 24666
Columbus, OH 43224

Mary D. & Edward E. Howard
351 E. Innis Avenue
Columbus, OH 43207

AREA COMMISSION

Columbus Southeast Area Commissic
Joe Stefanko
P.O. Box 7846
Columbus, OH 43207

nrp-parsons.lbl (nct)
6/29/11 F:Docs/s&hlabels/2011

Ricky A. Mattox
1103 Vernon Drive
Columbus, OH 43207

Juanita M. Ballinger
Phyllis D. McClaskey
26 W. Alcott Road
Columbus, OH 43207

William R. & Dawn Nelson
7795 W. Jefferson Kiousville Road
London, OH 43140

Windsor Management
522A N. State Street
Westerville, OH 43085

Grace Menorial Church
52 Reeb Avenue
Columbus, OH 43207

Board of Education Real Estate
Coordinator
270 E. State Street
Columbus, OH 43215



COUNCIL VARIANCE APPLICATION

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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 # Cv11-022

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jeffrey L. Brown

Of [COMPLETE ADDRESS] Smith & Hale LLC, 37 W. Broad St., Ste. 725, 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 in the following formats

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. The NRP Group LLC 5309 Transportation Blvd. Cleveland, OH 44125 0 Columbus based employees	2. City of Columbus Land Bank John Turner 109 N. Front St. Columbus, OH 43215-9007
3.	4.

Check here if listing additional parties on a separate page

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5th day of July, in the year 2011

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]
David Hodge
no expiration



Commission Expires:
DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

This Project Disclosure Statement expires six months after date of notarization.

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CV11-022



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh DATE: 6/16/11



Disclaimer

Scale = 200

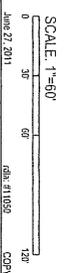
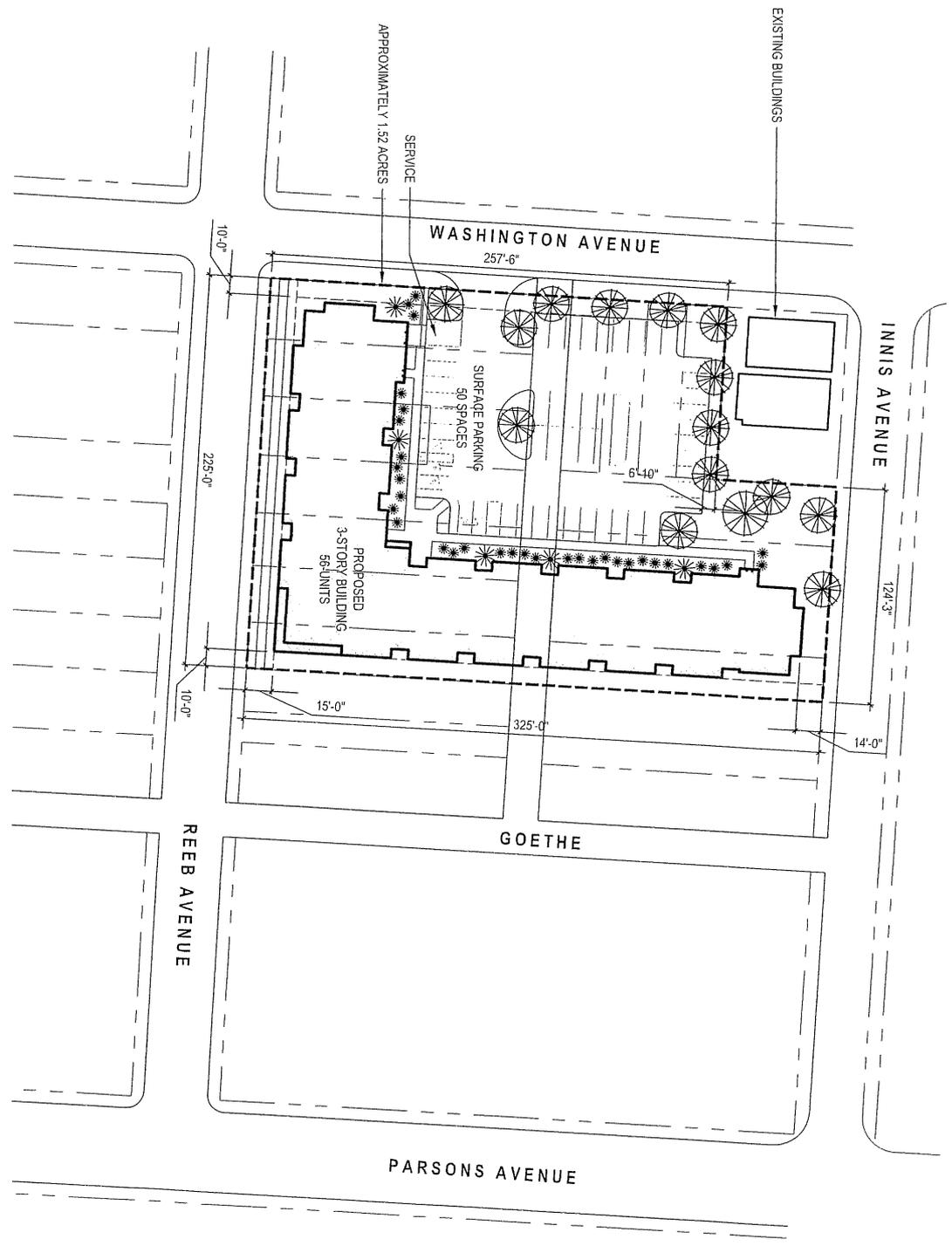


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

The NRP Group
 the NRP group LLC
 5309 Transportation Blvd.
 Cleveland, Ohio 44125
 Telephone: 216.475.8900
 Fax: 216.475.9900

PARSONS SENIOR
 COLUMBUS, OHIO

SITE PLAN #4



RDJ ARCHITECTS, INC
 16102 Chagrin Blvd, Suite 200
 Shaker Heights, Ohio 44120
 T: 216-752-4300 F: 216-752-4301
 www.rdiaarchitects.com

JUNE 27, 2011

DATE: 8/1/09

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CV11-022

Z72-002
R3
5/30/1972

Z15-022
R2 F
2/5/2005

Z72-002
R3
5/30/1972

Z15-022
R2 F
2/5/2005

C4B
C4
2/27/1928

ERRIS AVE

Z72-002
R3
5/30/1972

R3
5/30/1972

C4B
C4
2/27/1928

C4B
C4
2/27/1928

1846 S. Washington Ave.
Approximately 1.5 acres
R-3 & C-4 to AR-3

S WASHINGTON AVE

Z72-002
R3
5/30/1972

C4B
C4
2/27/1928

REED AVE

Z72-002
R3
5/30/1972

Z72-002
R3
5/30/1972

C4B
C4
2/27/1928

GOETHE AVE

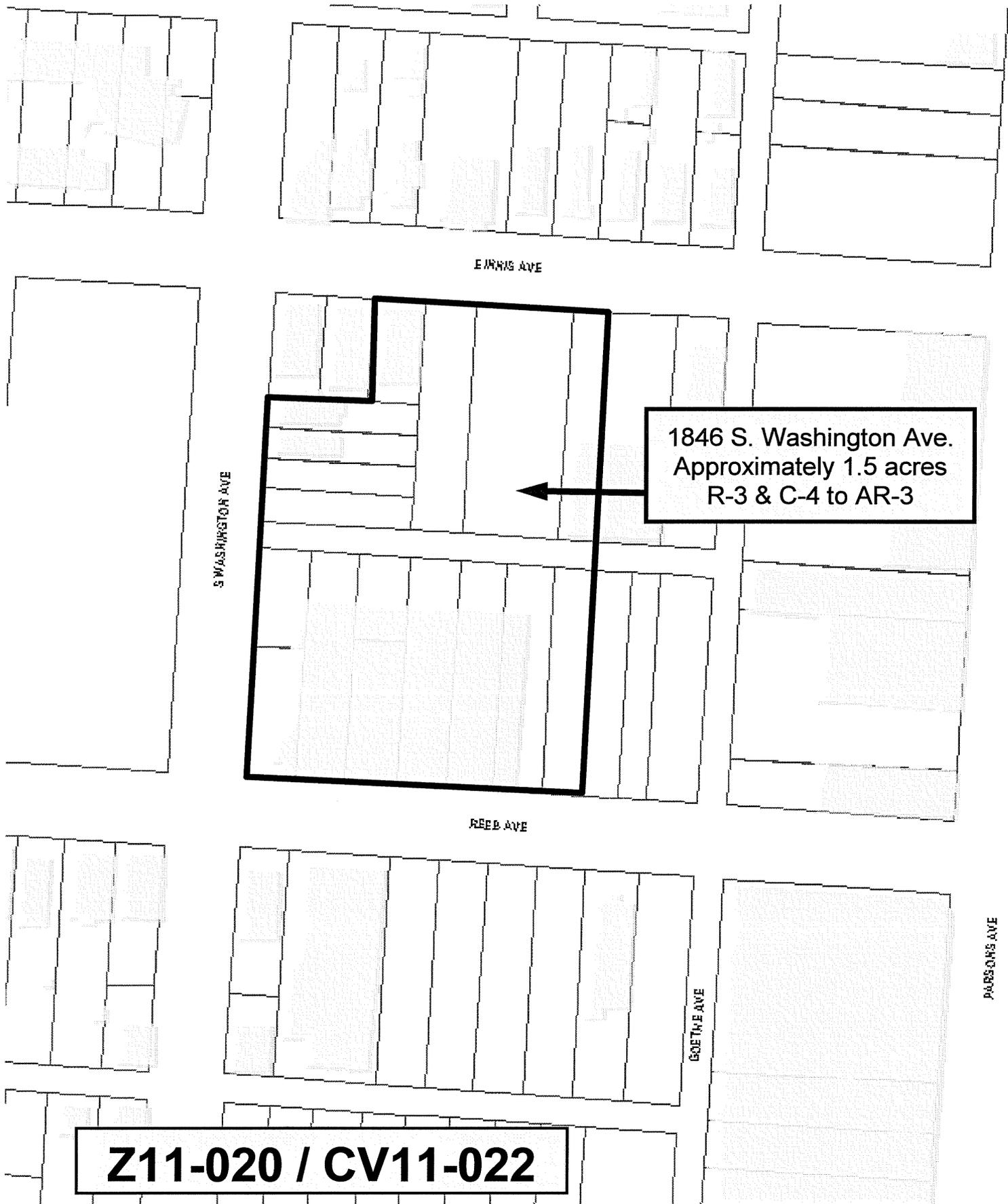
C4B
C4
2/27/1928

PARSONS AVE

Z11-020 / CV11-022

5/30/1972

C4
2/27/1928



E IRVING AVE

S WASHINGTON AVE

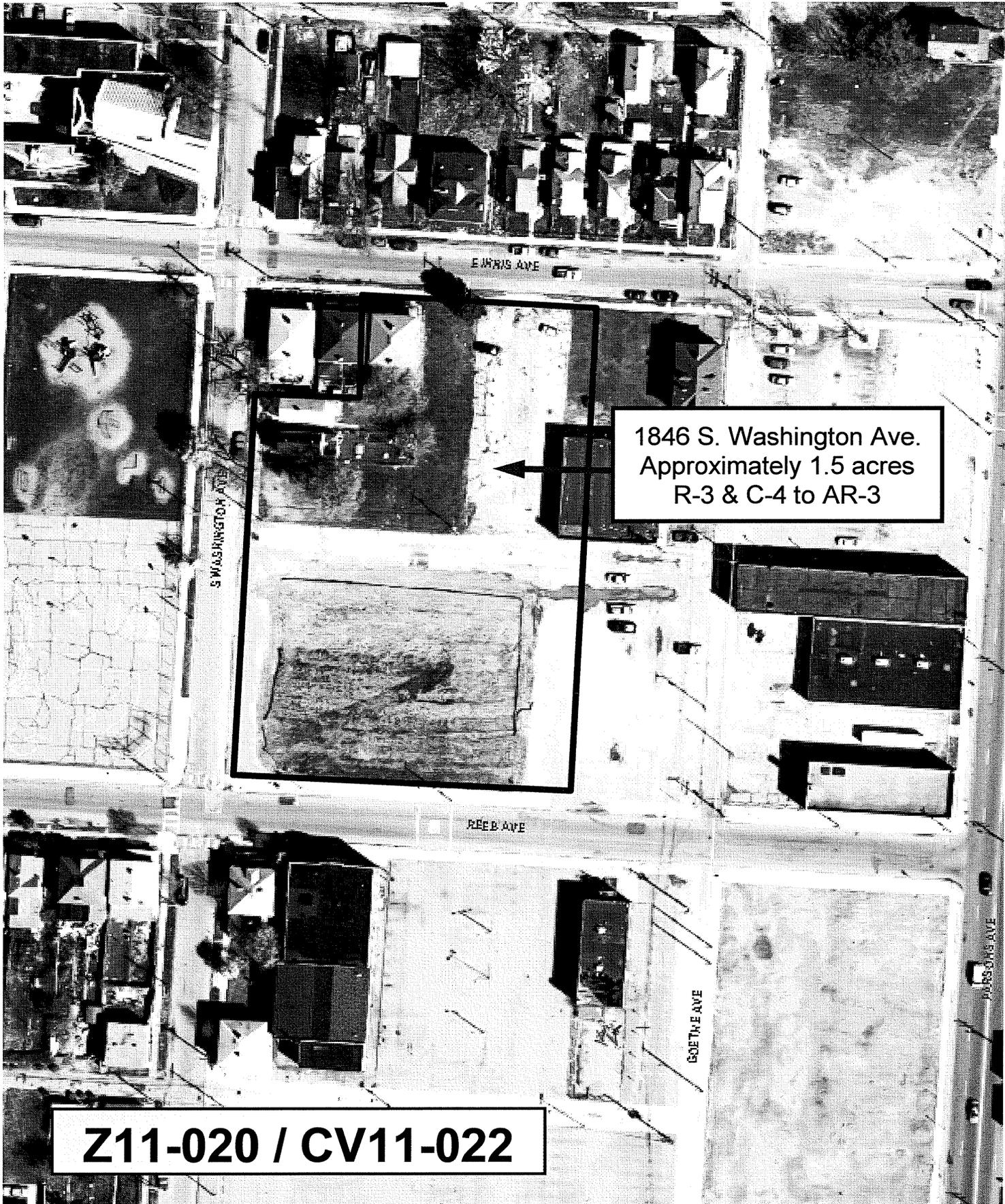
REEB AVE

GOETHE AVE

PAULSONS AVE

1846 S. Washington Ave.
Approximately 1.5 acres
R-3 & C-4 to AR-3

Z11-020 / CV11-022



1846 S. Washington Ave.
Approximately 1.5 acres
R-3 & C-4 to AR-3

Z11-020 / CV11-022