



2. **Application No.:** 10310-00099  
**Location:** 411 EAST NORTH BROADWAY STREET (43214), located on the south side of E. N. Broadway St., 1,000 ft. west of Indianola Ave.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38, Private garage.  
To increase the allowable garage space from 720 sq. ft. to 986 sq. ft.  
**Proposal:** To construct a 266 sq. ft. addition onto an existing 720 sq. ft. garage.  
**Applicant(s):** Joseph S. & Lisa M. Lewis  
411 E. North Broadway St.  
Columbus, Ohio 43214  
**Property Owner(s):** Same as applicants.
3. **Application No.:** 10310-00100  
**Location:** 1525 FRANKLIN PARK SOUTH (43205), located on the south side of Franklin Park, approximately 150 feet east of Miller Avenue.  
**Area Comm./Civic:** Near East Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.25, Maximum side yards required.  
To reduce the maximum side yard required from 16 feet to 6.5 feet.  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard permitted from 5 ft. to 0 ft. along the west property line.  
**Proposal:** To construct an unenclosed front porch addition.  
**Applicant(s):** Carlyn Properties, c/o Carolyn Muell  
10478 Buxton Place  
Powell, OH 43065  
**Property Owner(s):** Applicant
4. **Application No.:** 10310-00114  
**Location:** 1173 BELLFLOWER AVENUE (43204), located at the northwest corner of Bellflower Ave. and Briggs Rd.  
**Area Comm./Civic:** Greater Hilltop Area Commission  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variance(s) to Section(s):  
3332.30, Vision clearance.  
To permit an existing 6 ft., opaque privacy fence to remain in a required yard on a residential lot abutting a street having access thereto.  
**Proposal:** To allow an existing, opaque fence to remain in a required yard having access to a street.  
**Applicant(s):** Judith A. Jablonski  
1173 Bellflower Ave.  
Columbus, Ohio 43204  
**Property Owner(s):** The Daniel R. & Judith A. Jablonski Living Trust  
1173 Bellflower Ave.  
Columbus, Ohio 43204

5. **Application No.:** 10310-00121  
**Location:** 389 EAST SYCAMORE STREET (43206), located on the south side of Sycamore St., approximately 380 ft. west of Beech St.  
**Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.25, Maximum side yards required.  
To reduce the maximum side yards from 8 ft. to approximately 5 ft. 8 in. (20% to 14.31%).  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard along the western property line from 3 ft. to 2 ft.  
**Proposal:** To construct a 2-story addition onto a single-family dwelling.  
**Applicant(s):** Todd Tamburino  
389 E. Sycamore St.  
Columbus, Ohio 43206  
**Property Owner(s):** Same as applicant.
6. **Application No.:** 10310-00123  
**Location:** 278 NORTH 20<sup>TH</sup> STREET, located on the east side of N. 20<sup>th</sup> St., approximately 261 ft. south of Mt. Vernon Ave.  
**Area Comm./Civic:** Near East Area Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.05, Area district lot width requirements.  
To reduce the minimum lot width in an R-2F district from 50 ft. to 46.5 ft.  
**Proposal:** To create a lot in an R-2F zoning district that does not meet the minimum width requirement to construct a single-family dwelling.  
**Applicant(s):** David Reiersen  
c/o Homeport by Columbus Housing Partnership  
734 E. Long St.  
Columbus, Ohio 43203  
**Property Owner(s):** Carrie Hiatt, C.O.O.  
c/o Columbus Housing Partnership, Inc.  
562 E. Main St.  
Columbus, Ohio 43203

7. **Application No.:** 10310-00102  
**Location:** 40 AVONDALE AVE. (43222), located on the west side of Avondale, approximately 40 feet south of West Capital Street.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 feet to 3.3'  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** Ohio Project Land Acquisition, LLC  
5309 Transportation Blvd.  
Cleveland, OH 44125
8. **Application No.:** 10310-00110  
**Location:** 247 AVONDALE AVE. (43222), located on the east side of Avondale, approximately 60' south of West Rich Street.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 feet to 4.5'.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215
9. **Application No.:** 10310-00109  
**Location:** 251 AVONDALE AVE. (43222), located on the east side of Avondale, approximately 80' south of West Rich Street.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 feet to 4.5 feet.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215

10. **Application No.:** 10310-00101  
**Location:** 63 CYPRESS AVE. (43222), located on the west side of Cypress Ave., approximately 80 feet south of West Capital Street.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 feet to 3.3 feet.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
14855 Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** Executive Trust  
4663 Executive Drive  
Columbus, OH 43220
11. **Application No.:** 10310-00107  
**Location:** 82 CYPRESS AVE. (43222), located on the west side of Cypress Ave., approximately 100 feet south of West Capital Street.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 feet to 4.4 feet.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215
12. **Application No.:** 10310-00105  
**Location:** 245 CYPRESS AVE. (43222), located on the east side of Cypress Ave., approximately 30 feet south of West Rich Street.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 feet to 3.1 feet.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215

13. **Application No.:** 10310-00104  
**Location:** 251 CYPRESS AVE. (43222), located on the east side of Cypress Ave., approximately 60 feet south of West Rich Street.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 feet to 3.9 feet.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215
14. **Application No.:** 10310-00103  
**Location:** 247 DAKOTA AVE. (43222), located on the west side of Dakota Ave., approximately 99 ft. south of W. Rich St.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 ft. to 3 ft.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215
15. **Application No.:** 10310-00108  
**Location:** 251 DAKOTA AVE. (43222), located on the west side of Dakota Ave., approximately 132 ft. south of W. Rich St.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 ft. to 3 ft.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** Michael B. Morrill  
883 Dunham Rd.  
Delaware, Ohio 43015

16. **Application No.:** 10310-00112  
**Location:** 273 DAKOTA AVE. (43222), located on the west side of Dakota Ave., approximately 295 ft. south of W. Rich St.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 ft. to 4.2 ft.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** Ohio Project Land Acquisition, LLC  
5309 Transportation Blvd.  
Cleveland, OH 44125
17. **Application No.:** 10310-00111  
**Location:** 289 DAKOTA AVE. (43222), located on the west side of Dakota Ave., approximately 230 ft. north of Sullivant Ave.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 ft. to 4.4 ft.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215
18. **Application No.:** 10310-00106  
**Location:** 300 DAKOTA AVE. (43222), located on the east side of Dakota Ave., approximately 170 ft. north of Sullivant Ave.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3333.23, Side yard.  
To reduce the minimum side yards from 5 ft. to 4 ft.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** NRP Boulevard Homes, LLC, c/o Matthew Neff  
Broadway, Suite 100-2B  
Maple Heights, OH 44137  
**Property Owner(s):** City of Columbus Land Redevelopment Office  
109 N. Front Street  
Columbus, OH 43215

**HOLDOVER CASE:**

19.    **Application No.:**       **10310-00052**  
      **Location:**           **1890 EAST WILLIAMS ROAD (43207)**, located on the north side of Williams Road, approximately 300 feet west of Behm Road.
- Area Comm./Civic:**   Far South Columbus Area Commission  
      **Existing Zoning:**   LM, Limited Manufacturing District  
      **Request:**            Variance and Special Permit(s) to Section(s):  
                              3363.41, Storage.  
                                  To reduce the storage setback of auto wrecking, junk yards and similar salvage storage to a residential district from 600 feet to 400 feet.  
                              3389.07, Impound lot, junk yard or salvage yard.  
                                  To allow a Special Permit for junk or salvage yard.
- Proposal:**            A junk and salvage yard.  
      **Applicant(s):**       Salvage Direct, c/o Schellart H. Los  
                              42336 Gilbert Drive  
                              Titusville, PA 16354
- Property Owner(s):** Viking Properties  
                              3663 Alum Creek Drive  
                              Columbus, Ohio 43207