



Comments: _____ Application Number: 01310-0-00163 Commission/Group: Franklinton
 Date Received: 5/14/10 Planning Area: _____
 Date of Hearing: 7/27/10 Acreage: _____
 Zoning Fee: \$315⁰⁰ Address Fee: _____
 Existing Zoning: R-4 Accepted by: D. Reiss

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: Requesting a Vision Clearance variance (3321.05(B)(2)) to eliminate triangle due to West Park Avenue one way status. Requesting a 8.0' variance to (3321.27(3)) to change min parking setback from 20' to 28.0'

LOCATION

1. Certified Address Number and Street Name 98 West Park Avenue
 City Columbus State Ohio Zip 43222
 Parcel Number (only one required.) 010-018387

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name NRP Boulevard Homes LLC
 3. Address 5309 Transportation Blvd City Cleveland Zip 44125
 4. Phone# (216) 475-8900 Fax # (216) 475-9300
 5. Email Address _____

PROPERTY OWNER(S)

6. Name Franklinton Development Association
 7. Address 924 W Broad Street City Columbus Zip 43222
 8. Phone# (614) 275-4988 Fax # _____
 9. Email Address rez@reya.ziafranklinton.gov
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name M Neff Design Group, Engineers and Surveyors
 11. Address 14855 Broadway #100-2B City Maple Heights Zip 44137
 12. Phone# (216) 663-8820 Fax # (216) 663-8821
 13. Email Address matt@neffdesign.com

SIGNATURES

14. Applicant Signature _____
 15. Property Owner Signature _____ E.D. FDA
 16. Attorney/Agent Signature _____

Date

Application #

City of Columbus | Department of Development | Building Services Division | 757 Gayden Avenue Columbus, Ohio 43224



AFFIDAVIT

(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Matthew C. Neff
of (1) MAILING ADDRESS M. Neff Design Group, 14855 Broadway #100-23, Maple Heights, OH 44137
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 88 West Park Avenue
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
AND MAILING ADDRESS

(4) Franklinton Development Association
924 W Broad Street
Columbus, OH 43222

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

NRP Boulevard Homes LLC
(216) 475-8900

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

(5) The Franklinton Area Commission
Carol J. Stewart
(614) 279-9382

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

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

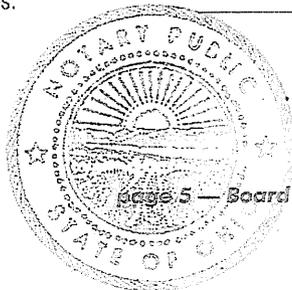
SIGNATURE OF AFFIANT

(8) Matthew C. Neff
Subscribed to me in my presence and before me this 11th day of May, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
My Commission Expires: 10 May 11, 2014

Notary Seal Here



NRP BOULEVARD HOMES LLC
c/o CHERYL STEIGERWALD
5309 TRANSPORTATION BLVD
CLEVELAND OHIO 44125

FRANKLINTON DEVE ASSOC
c/o REZA REYAZI
924 W BROAD STREET
COLUMBUS OHIO 43222

M NEFF DESIGN GROUP
c/o MATTHEW C NEFF
14855 BROADWAY AVE 100-2B
MAPLE HEIGHTS OHIO 44137

FRANKLINTON AREA COMMISSION
c/o CAROL J STEWART
192 S PRINCETON AVENUE
COLUMBUS OHIO 43223

RONALD GREGORY
112 WEST PARK AVENUE
COLUMBUS OHIO 43222

ALI ALKHATIB
c/o 108-110 WEST PARK AVENUE
83 W NORTH BROADWAY STREET
COLUMBUS OHIO 43214

CITY VIEW HOMES LLC
c/o 84 WEST PARK AVENUE
562 E MAIN STREET
COLUMBUS OHIO 43215

MICHAEL B MORRILL
c/o 80 WEST PARK AVENUE
883 DUNHAM ROAD
DELAWARE OHIO 43015

DANIEL C COLLINS
c/o 75 YALE AVENUE
76 WEST PARK AVENUE
COLUMBUS OHIO 43222

RONALD L CUNNINGHAM
72 WEST PARK AVENUE
COLUMBUS OHIO 43222

HARRY R JUDSON TRUSTEE
c/o 68 WEST PARK AVENUE
7899 MAPLE GROVE DRIVE
LEWIS CENTER OHIO 43035

MIKE WILLIAMS
c/o 69 YALE AVENUE
4300 MARICITE STREET
LACEY WA 98503

DIANE DAVIS
79 YALE AVENUE
COLUMBUS OHIO 43222

MICHAEL D MIRONES
c/o 83 YALE AVENUE
6262 FOX HILL DRIVE
CANAL WINCHESTER OHIO 43110

FK III LP
c/o 87 YALE AVENUE
2362 N HIGH STREET
COLUMBUS OHIO 43202

DENNIS R ROSS
c/o 91 YALE AVENUE
2554 BROWN ROAD
COLUMBUS OHIO 43223

ERIC P WALZAK
c/o 101-103 YALE AVENUE
3275 STATE ROUTE 61
SUNBURY OHIO 43074

FRANKLINTON EQUITITES LTD
c/o 1195 W STATE STREET
P O BOX 348
LONDON OHIO 43140

ANTHONY JONES
105 S YALE AVE
COLUMBUS OHIO 43222

LAWRENCE K KENT
c/o 113 YALE AVENUE
1953 WOODCREST ROAD
COLUMBUS OHIO 43232

One Stop Shop Zoning Report

Building Services Division Department of Development

Report date: 5/17/2010 12:45:12 PM

Parcel Report

Parcel ID	Owner	Address
010018387	FRANKLINTON DEVELOPMENT ASSOC	88 WEST PARK AVE COLUMBUS OH 43222
010018387	FRANKLINTON DEVELOPMENT ASSOC	92 WEST PARK AVE COLUMBUS OH 43222

Base Zoning Report

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

Flood Zone

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

Area Commissions

Area Name	INFObase URL
Franklinton 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.

10310-00163
88 West Park Ave.

Exhibit A
Statement of Hardship
88 West Park Avenue, Columbus OH 43222 Parcel ID #010-018387

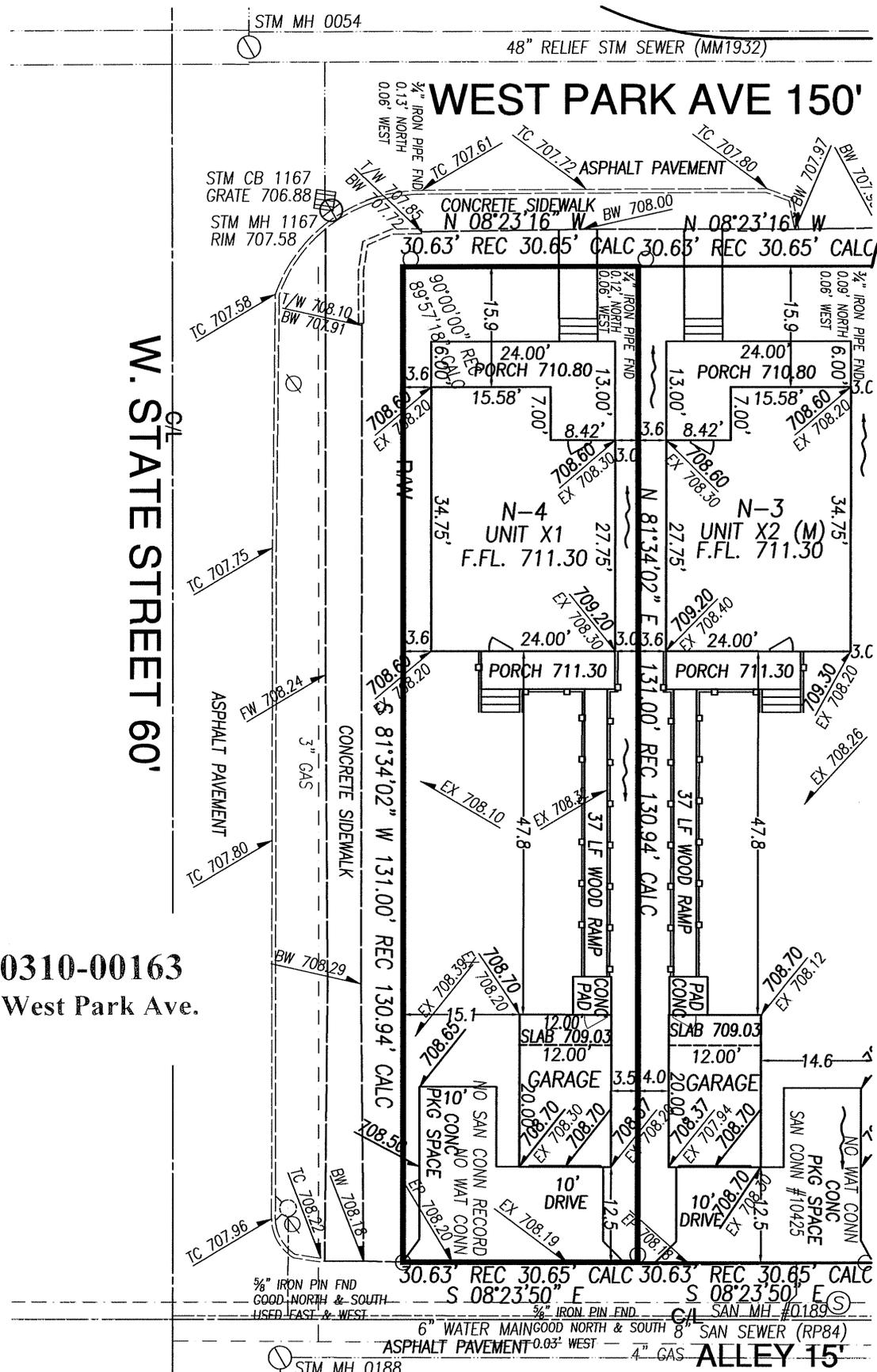
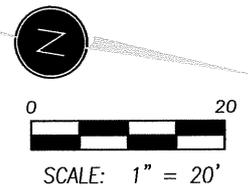
88 West Park Avenue

The proposed 0.922 acre parcel is located at the northeast corner of W State Street and West Park Avenue, is zoned R-4, Residential and is currently vacant land.

Applicant submits this application to request a variance to section 3321.05(B)(2), Vision Clearance, to eliminate the site triangle requirement. West bound traffic along West State Street will not be required to check for southbound traffic along West Park Avenue because the easterly side of this boulevard street is exclusively one way traffic northbound. We are also requesting an 8.0 foot parking setback line variance to section 3312.27(3), Parking Setback Lines, to change the minimum distance from 10.0 feet to 2.0 feet along W State Street to allow one off street parking spot adjacent to the proposed garage.

Granting of these variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of the public streets, increase the dangers of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus.

10310-00163
88 West Park Ave.



90°00'00" REC
 90°02'34" CALC
W. CAPITOL ST

THIS LOT IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NUMBER 39049C0308K EFFECTIVE DATE JUNE 17, 2008

10310-00163
88 West Park Ave.

PLANNERS | ENGINEERS | SURVEYORS
mNEFF design group
 DESIGNING LAND FOR YOUR WORLD
 14855 Broadway Avenue, Suite 100-2B • Maple Heights, Ohio 44137
 tel: 216.663.8820 • fax: 216.663.8821
 www.mneffdesign.com

PROPOSED SITE PLAN
N-4: 88 WEST PARK AVENUE
 PID: 010-018387
 S/L 643 WEST PARK ADDITION, PLAT BOOK 4, PAGE 264 FOR
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

JOB NO. 7489	DATE: March 26, 2010
DRAWN: STP	SCALE: 1"=20'





Signature of Applicant *Matthew C. Neff*

Date 4/8/10

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate

10310-00163
88 West Park Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION #

Being first duly cautioned and sworn (NAME) Matthew C. Neff
of (COMPLETE ADDRESS) M Neff Design Group, 14855 Broadway, #100-2B, Maple Heights, OH 44137
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
100% NRP Boulevard Homes LLC	5307 Transportation Blvd, Cleveland, OH 44125
→ 28.67% T. Richard Bailey	" " " " " "
→ 28.66% J. David Heller	" " " " " "
→ 28.67% Alan Scott	" " " " " "
→ 14% Boulevard Homes E-Group LLC	" " " " " "
→ 2% Andrew N. Tanner	" " " " " "
→ 2% Kenneth W. Outcalt	" " " " " "
→ 7% Aaron Pechota	" " " " " "
→ 3% John Leonard	" " " " " "

SIGNATURE OF AFFIANT

Matthew C. Neff

Subscribed to me in my presence and before me this 8th day of April, in the year 2010

SIGNATURE OF NOTARY PUBLIC

J. F. Eales

My Commission Expires:

May 11, 2014

Notary Seal Here

