



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.-0-00146
Date Received: 3/15/11
Commission/Group: University
Existing Zoning: R-4 Application Accepted by: K. Reim Fee: \$315.00
Comments: Hearing Date: May 24, 2011

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 (3332.16), 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 to the UPO.

LOCATION

1. Certified Address Number and Street Name 1259 North Fifth Street
City Columbus State OH Zip 43201
Parcel Number (only one required) 010-024544

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Habitat for Humanity 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, Administrator
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 2:50:28 PM

Parcel Report

Parcel ID	Owner	Address
010024544	CITY OF COLUMBUS	1259 N 5TH 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

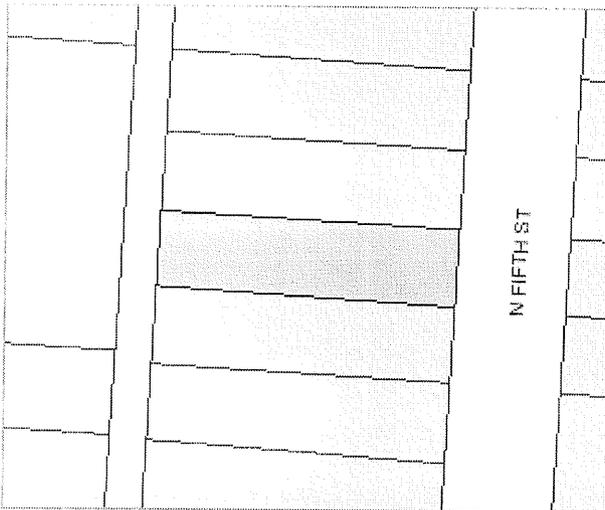
Overlay Name	District Name	Planning Overlay
University	PLANNING OVERLAY	P
University	PLANNING OVERLAY	P

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.

11310-00146
1259 N. 5th St.

Exhibit B

Statement of Hardship
1259 N Fifth Street

V11-_____

11310-00146
1259 N. 5th St.

The site is a 34.50' x 129.65' 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.

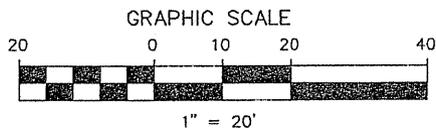
Applicant proposes to build a two-story single family dwelling. The site was developed with a two-story single family dwelling and there are numerous single-family dwellings, in the area, as well as other forms of residential land use that are typically two-story. Applicant's proposed construction is 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.

Applicant requests the following variances:

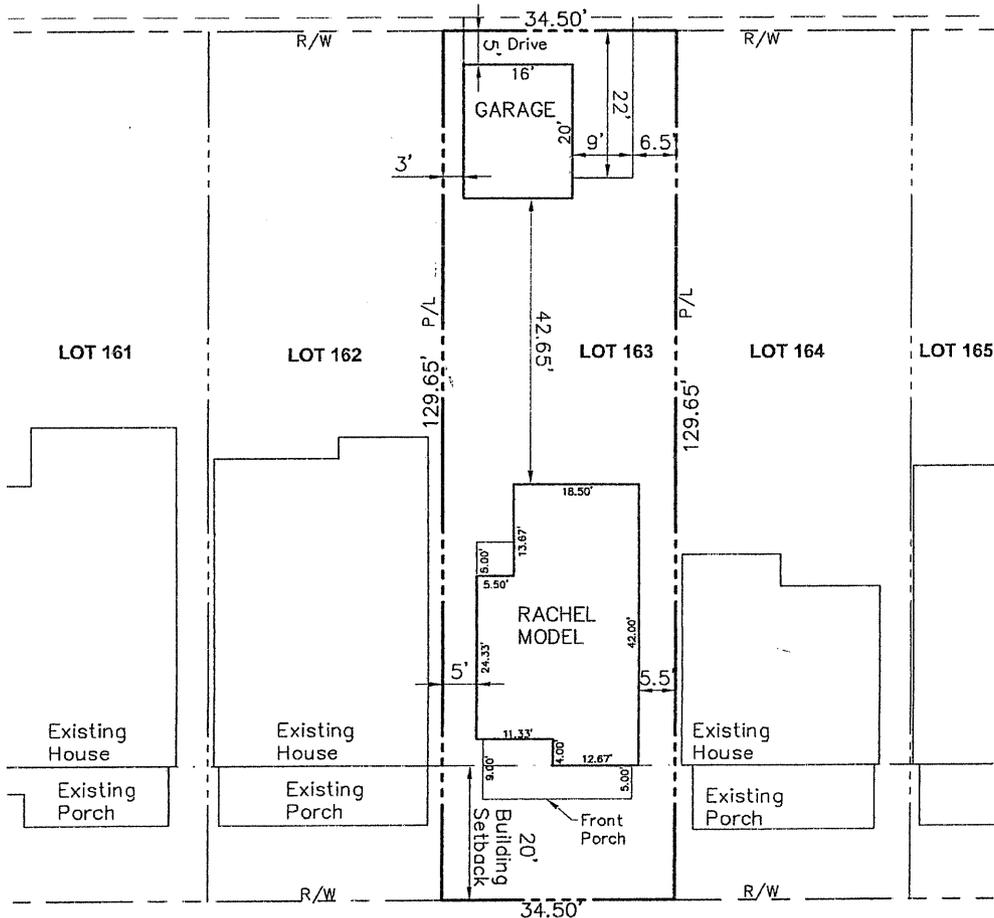
- 1) Section 3372.544, Maximum Floor Area, to permit an increase in maximum total calculated floor area as a ratio to lot area from 0.40 to 0.53.

PROPERTY LEGAL DESCRIPTION
 LOT 163
NEW INDIANOLA ADDITION
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

This lot is located in a non printed panel of Franklin County, Map Number 39049C0326K.



ALLEY (16' R/W)



EX SIDEWALK

EDGE OF PAVEMENT

FIFTH STREET (50' R/W)



PLAT BOOK 12, PAGE 36
 PID: 010-024544
 ADDRESS: 1259 N FIFTH STREET
 LOT AREA: 4,472.93 SF
 LOT COVERAGE : 20.6 %
 FAR : 51.4 %
 LANDSCAPED AREA : 38.8 %

DRAWN BY: HGG	JOB NO.: HFH
DATE: 03/11/11	CHECKED BY: DRH

ADVANCED
 CIVIL DESIGN
 ENGINEERS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

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11310-00146
 1259 N. 5th St.



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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 # **11310-00146**
1259 N. 5th 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	

Habitat for Humanity	
c/o E. J. Thomas, Chief Executive Officer	
3140 Westerville Road, Columbus, OH 43224	

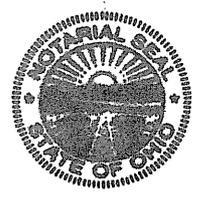
SIGNATURE OF AFFIANT Donald Plank

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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