



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: 11310-0-00147
Date Received: 3/15/11
Commission/Group: University
Existing Zoning: R-4 Application Accepted by: R. Reiss Fee: \$315.00
Comments: Hearing Date: 5/24/11

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.

LOCATION

1. Certified Address Number and Street Name 1425 North 5th Street
City Columbus State OH Zip 43201
Parcel Number (only one required) 010-000136

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Weinland Park Homes LLC 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 Weinland Park Homes LLC c/o 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
 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 Donald Plank, attorney for owner
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 2:51:05 PM

Parcel Report

Parcel ID	Owner	Address
010000136	URBAN REVIVAL LLC	1425 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

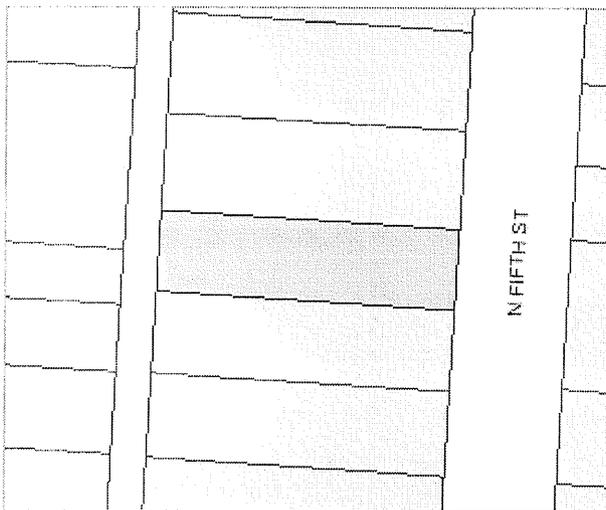
Overlay Name	District Name	Planning Overlay
University	PLANNING OVERLAY	P
University	PLANNING OVERLAY	P

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.

11310-00147
1425 N. 5th St.

Exhibit B

Statement of Hardship
1425 N Fifth Street

11310-00147
1425 N. 5th St.

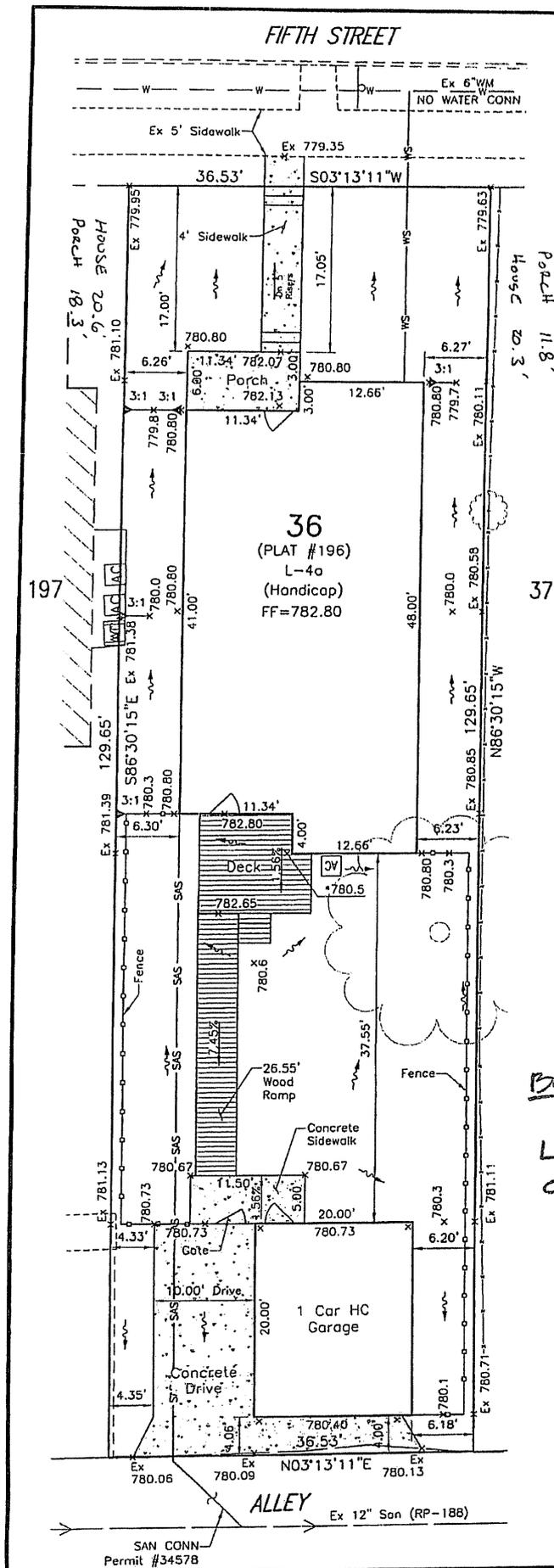
V11-_____

The site is a 34.5' x 115' 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 that is designed to be handi-cap accessible. There are numerous two-story single family dwellings and 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. The accessible design requires somewhat greater ground coverage and slightly lower height.

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 0.59.
- 2) Section 3372.545, Height, which Section requires that the majority of the front principal cornice/eave of a building shall be at a height within ten (10) percent of the average cornice/eave height, as defined, while the average cornice/eave height is 22.82 feet and applicant proposes a cornice/eave height of 19.3 feet, or 16 percent less than the average cornice/eave height.



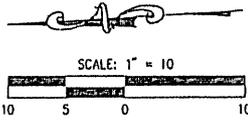
FOR: THE NRP GROUP
 HOUSE STYLE: L-4a (HANDICAP)
 PARCEL NO.: _____
 LOT NO.: 36 (PLAT #196)
 ADDRESS: _____
 SUBDIVISION: WEINLAND PARK
 CITY OF: COLUMBUS
 COUNTY OF: FRANKLIN
 MIN. SETBACKS: REAR - 2' SIDE - 4'
 FLOOD ZONE: X
 COMMUNITY PANEL: 39049C
 PAGE: 0255H
 DATE: MARCH 16, 2004

Grading Note:
 * Indicates ground elevation below wood deck.

Landscape Note:
 See Landscape plans for planting layout and trees to be removed.

AWARE GREEN LOT

AWARE UNIVERSAL DESIGN LOT



We hereby certify that the foregoing PLOT PLAN was prepared from information provided by the client and data obtained from an engineered subdivision plan. This plot plan is to be used by the CLIENT for the sole purpose of obtaining a BUILDING PERMIT. The use of the plot plan for any other purpose is strictly prohibited.

THIS SPACE PROVIDED FOR ZONING OFFICER ONLY

APPROVED _____

DATE _____

BUILDING LINES
 MINIMUM SETBACK AVG: 20.95'
 LOT 36 SETBACK IS 20.5'
 OPEN WITHIN 1% OF THE AVE.

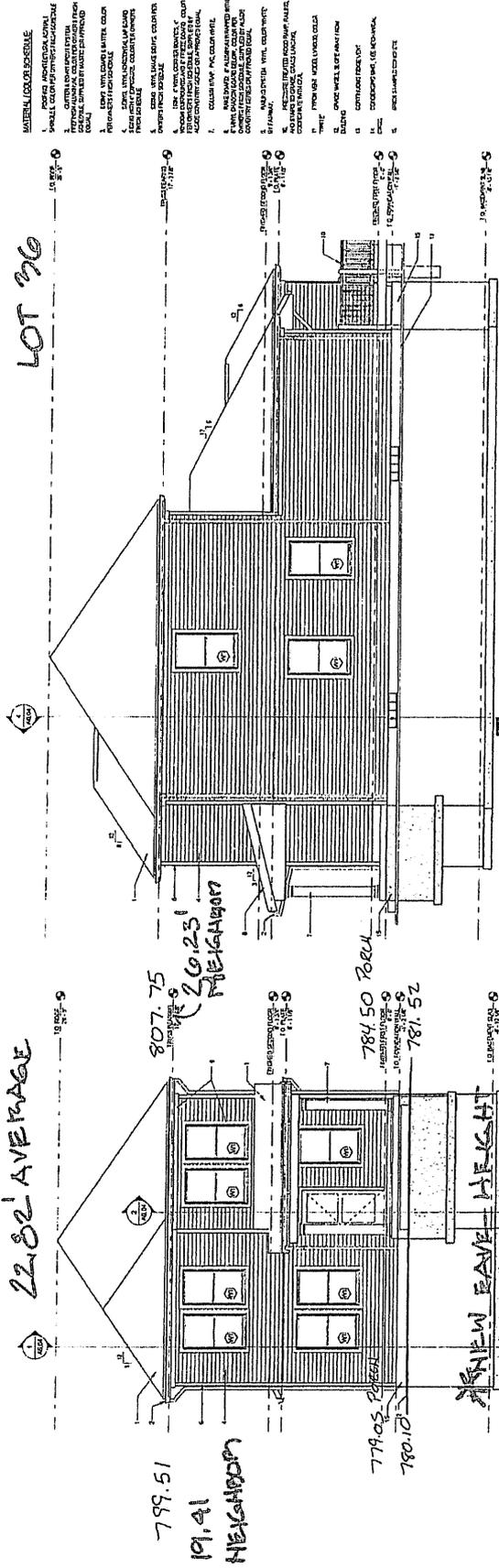
PROFESSIONAL SURVEYOR _____ DATE _____

PREPARED BY: 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4102 Fax: 614.775.4817 M C M X X V I	LOT NO.	36
	JOB NO.	20101082
	DRAWN BY	JEM
	CHECKED BY	SLG
	SCALE	1" = 10'
DATE	02/25/11	
REVISIONS		DATE

11310-00147
 1425 N. 5th St.

22.82' AVERAGE

LOT 26



RDL ARCHITECTS
 8100 University Boulevard
 Suite 100
 Philadelphia 215, 754, 4100
 Fax: 215, 754, 4101
 www.rdlarchitects.com

the **NRP** group LLC
 2000 Market Street
 Philadelphia 215, 625, 1100
 Fax: 215, 625, 1101

WEINLAND PARK HOUSING INITIATIVE
 CELEBRATING

NO.	DESCRIPTION
1	FOUNDATION
2	CONCRETE
3	BRICK
4	WOOD
5	GLASS
6	STEEL
7	ALUMINUM
8	COPPER
9	LEAD
10	ZINC
11	PAINT
12	PLASTER
13	CEILING
14	FLOORING
15	MECHANICAL
16	ELECTRICAL
17	PLUMBING
18	LANDSCAPE
19	EXTERIOR LIGHTING
20	INTERIOR LIGHTING
21	FIXTURES
22	APPLIANCES
23	FINISHES
24	DETAILS
25	ACCESSORIES
26	LANDSCAPE
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91	EXTERIOR LIGHTING
92	INTERIOR LIGHTING
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99	EXTERIOR LIGHTING
100	INTERIOR LIGHTING

ISSUE

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UNIT L-141A EXTERIOR ELEVATIONS

NO.	DESCRIPTION
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4	WOOD
5	GLASS
6	STEEL
7	ALUMINUM
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A4.03

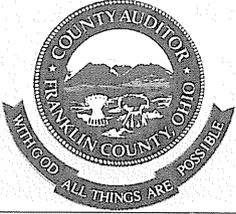
① UNIT L-141A - SOUTH ELEVATION
 11' x 11' 10"

② UNIT L-141A - EAST ELEVATION
 11' x 11' 10"

③ UNIT L-141A - WEST ELEVATION
 11' x 11' 10"

④ UNIT L-141A - NORTH ELEVATION
 11' x 11' 10"

11310-00147
 1425 N. 5th St.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 3/10/11



FIFTH ST

Disclaimer

Scale = 40



This map is prepared for the real property inventory within this county. It survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the informatio county and the mapping companies assume no legal responsibilities for th Please notify the Franklin County GIS Division of any discrepancies.

11310-00147
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1425 N 5th Street

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 # _____

11310-00147

1425 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
Weinland Park Homes LLC	c/o The NRP Group, ATTN: Cheryl Steigerwald
	5300 Transportation Boulevard
	Cleveland, OH 44125

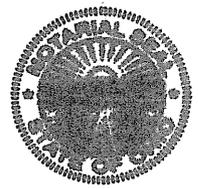
SIGNATURE OF AFFIANT *Donald Plank*

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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