



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: ~~11310~~ 11310-0-00152  
Date Received: 3/15/11  
Commission/Group: University  
Existing Zoning: R-4 Application Accepted by: D. 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 1267 North 6th Street  
City Columbus State OH Zip 43201  
Parcel Number (only one required) 010-024592

### 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 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, Interim 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 2:52:59 PM

### Parcel Report

Parcel ID	Owner	Address
010024592	CITY OF COLUMBUS OHIO	1267 N 6TH 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	<i>(View Document)</i>

### 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	<a href="#">INFObase Page</a>



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.

**11310-00152**  
1267 N. 6th St.

## Exhibit B

Statement of Hardship  
1267 N Sixth Street

**11310-00152**  
**1267 N. 6th St.**

V11-\_\_\_\_\_

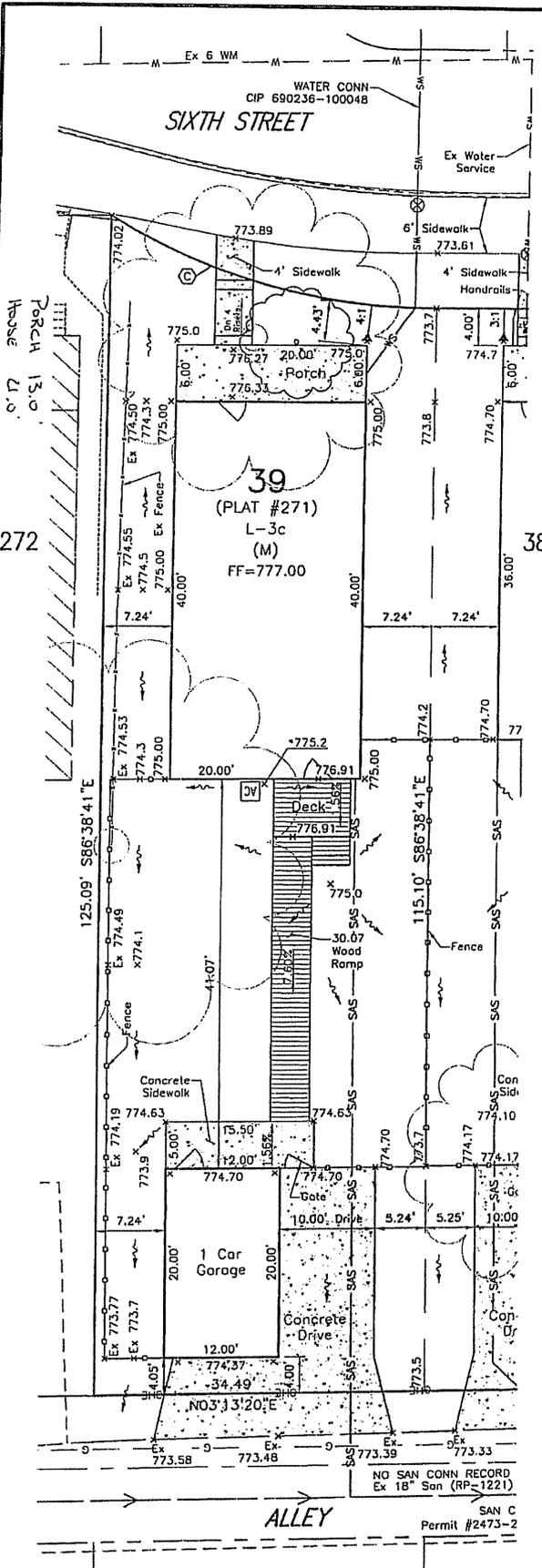
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The site is a 35' x 120' (average depth/curved frontage) platted lot zoned R-4, Residential. The lot meets the record requirements of 3333.16, Exception for Single or Two family dwelling. Construction of a single family dwelling, subject to applicable 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 a closer front setback.

Applicant requests the following variances:

- 1) Section 3372.543 (A), Building Lines (Minimum Setback), which Section requires a building setback established by the average setback of the adjacent buildings on each side of the subject lot or 15.5 feet, while applicant proposes a setback of 10 feet.
- 2) 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 0.60.



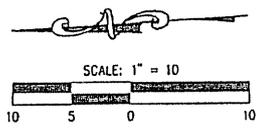
FOR: THE NRP GROUP  
 HOUSE STYLE: L-3c (M)  
 PARCEL NO.: \_\_\_\_\_  
 LOT NO.: 39 (PLAT #271)  
 ADDRESS: \_\_\_\_\_  
 SUBDIVISION: WEINLAND PARK  
 CITY OF COLUMBUS  
 COUNTY OF FRANKLIN  
 MIN. SETBACKS: REAR - 2' SIDE - 4'  
 FLOOD ZONE: X  
 COMMUNITY PANEL: 39049C  
 PAGE: 0255H  
 DATE: MARCH 16, 2004

⊙ P CURVE DATA  
 $\Delta = 32'21'29''$   
 $R = 64.39'$   
 $T = 18.68'$   
 $L = 36.37'$

Grading Note:  
 \* Indicates ground elevation below wood deck.

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

**AWARE GREEN 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: 19.5'  
 LOT 39 SETBACK IS 10.93'  
 OR 48% OF THE AVERAGE

PROFESSIONAL SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED BY:	LOT NO.	39
<b>EMHT</b>	JOB NO.	20101082
5300 New Albany Road, Columbus, OH 43054	DRAWN BY	JEM
Phone: 614.775.4105 Fax: 614.775.4817	CHECKED BY	SLG
M C M X V I	SCALE	1" = 10'
	DATE	02/25/11

**11310-00152**  
**1267 N. 6th St.**

**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
5. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
9. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

**RDL ARCHITECTS**  
 12345 Main Street, Suite 411  
 Chicago, IL 60601  
 Phone: (312) 555-1234  
 Fax: (312) 555-5678  
 www.rdlarchitects.com

**the NRP group LLC**  
 3000 Lakeshore Drive  
 Chicago, IL 60657  
 Phone: (773) 555-1234  
 Fax: (773) 555-5678  
 www.nrpgroup.com

**WEINLAND PARK HOUSING INITIATIVE**  
 CHICAGO, IL

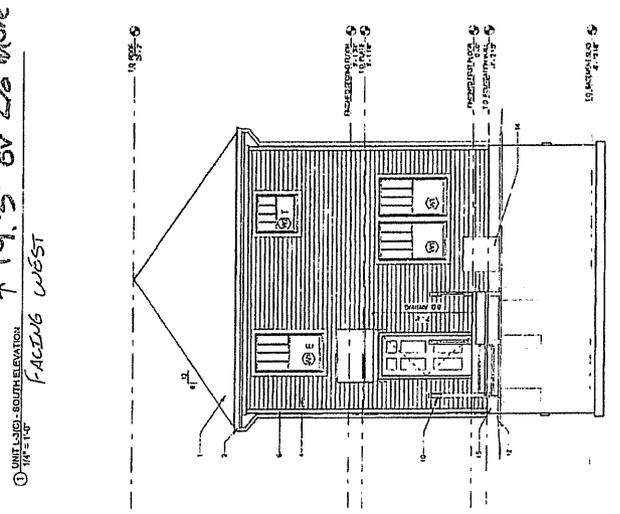
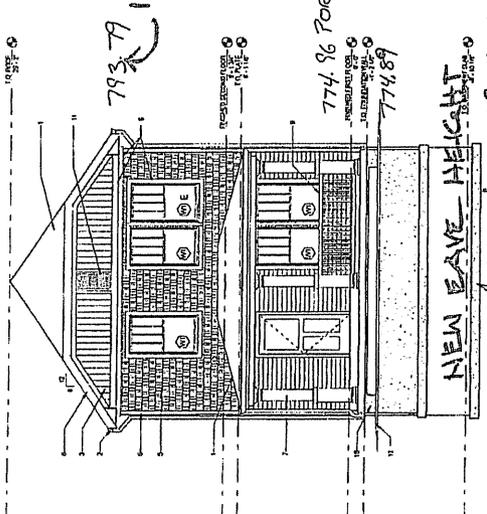
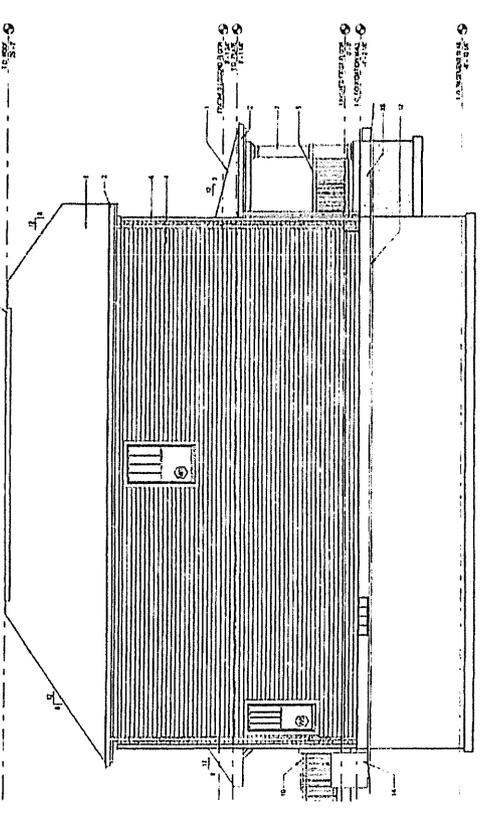
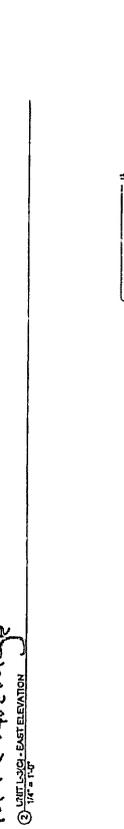
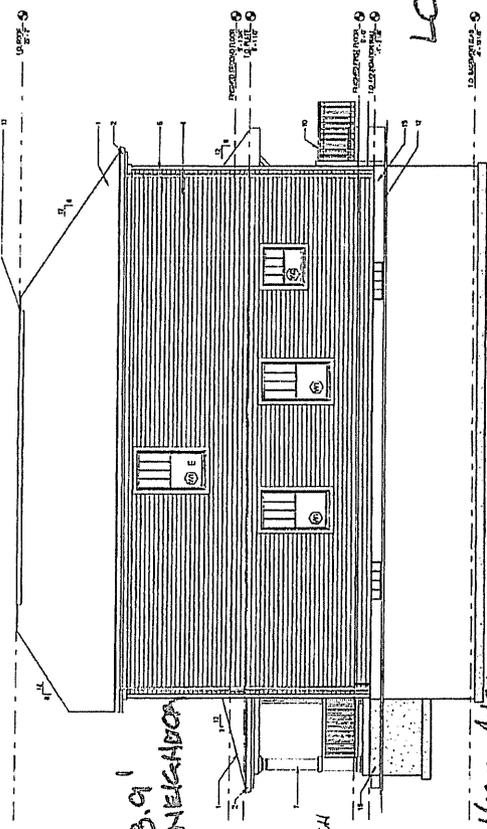
**ISSUE**

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**UNIT L-300 EXTERIOR ELEVATIONS**  
 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUE
2	10/20/10	REVISIONS
3	10/25/10	REVISIONS
4	11/05/10	REVISIONS
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6	11/25/10	REVISIONS
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**A3.05**



11310-00152  
 1267 N. 6th St.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 3/10/11



Disclaimer

Scale = 50



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

11310-00152  
1267 N. 6th St.



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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

1267 N 6th 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 #

**11310-00152**

**1267 N. 6th 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

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

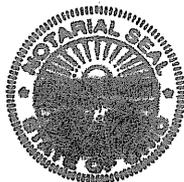
SIGNATURE OF NOTARY PUBLIC

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

**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  
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