



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: 11310-00000-00290
Date Received: 27 MAY 2001
Commission/Group: University Area Commission
Existing Zoning: R-4/ University Overlay Application Accepted by: JF Fee: \$315
Comments: _____

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.

LOCATION

1. Certified Address Number and Street Name 1294 N 5th Street
City Columbus State OH Zip 43201
Parcel Number (only one required) 010-024574

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
Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com

PROPERTY OWNER(S):

Name City of Columbus c/o John Turner, 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)

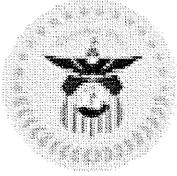
Attorney Agent

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 in 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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICE

11310-00000-00290

1294 N. 5TH STREET

One Stop Shop Zoning Report Date: Fri Jun 3 2011

Zoning General Inquiry: 614-645-8637

SITE INFORMATION

Address: 1294 N 5TH ST COLUMBUS OH 43201

Mailing Address: 8680 NW 27TH PL

SUNRISE FL 33322

Owner: CITY OF COLUMBUS OHIO

Parcel Number: 010024574

ZONING INFORMATION

Zoning: Z79-070, Residential, R4
effective 10/31/1979, Height District H-35

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A

Area Commission: University Area Commission

Planning Overlay: N/A

Historical District: N/A

Historical Site: No

Overlay: N/A

Flood Zone: OUT

Airport Noise Environ: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

11310-00000-00290
1294 N. 5TH STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DONALD PLANK
of (1) MAILING ADDRESS Plank Law Firm, 145 East Rich Street, 3rd Flr., Columbus, OH 43215
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
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 1294 N 5th Street

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME	(4) <u>City of Columbus</u>
AND MAILING ADDRESS	<u>c/o John Turner, Administrator, Land Redevelopment Office</u>
	<u>109 North Front Street</u>
	<u>Columbus, OH 43215</u>
APPLICANT'S NAME AND PHONE # (same as listed on front of application)	<u>Habitat for Humanity c/o Donald Plank, Plank Law Firm</u>
	<u>(614) 947-8600</u>
AREA COMMISSION OR CIVIC GROUP	(5) <u>University Area Commission c/o Ron Hupman</u>
AREA COMMISSION ZONING CHAIR OR	<u>1298 Hunter Avenue</u>
CONTACT PERSON AND ADDRESS	<u>Columbus, OH 43201</u>

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

See Exhibit A

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

SIGNATURE OF AFFIANT

(8) Donald Plank

Subscribed to me in my presence and before me this 24th day of MAY, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) 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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Exhibit B

Statement of Hardship
1294 N 5th Street

V11-_____

The site is a 34.50' x 129' 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 formerly developed with a two-story, two-family dwelling. There are numerous single-family and two-family dwellings in the area, as well as other forms of residential land use, almost all of which are 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. Many existing dwellings in the area exceed the permitted 0.40 Floor Area Ratio. Applicant has a practical difficulty with complying with the standard to build a new, modern single family home, while many of the existing dwellings exceed the standard.

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 0.52.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 5/19/11



Disclaimer

Scale = 60



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

11310-00000-00290
1294 N. 5TH STREET

PROPERTY LEGAL DESCRIPTION

LOT 236

NEW INDIANOLA ADDITION

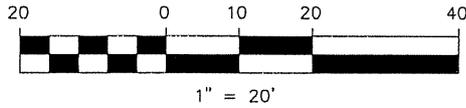
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

11310-00000-00290

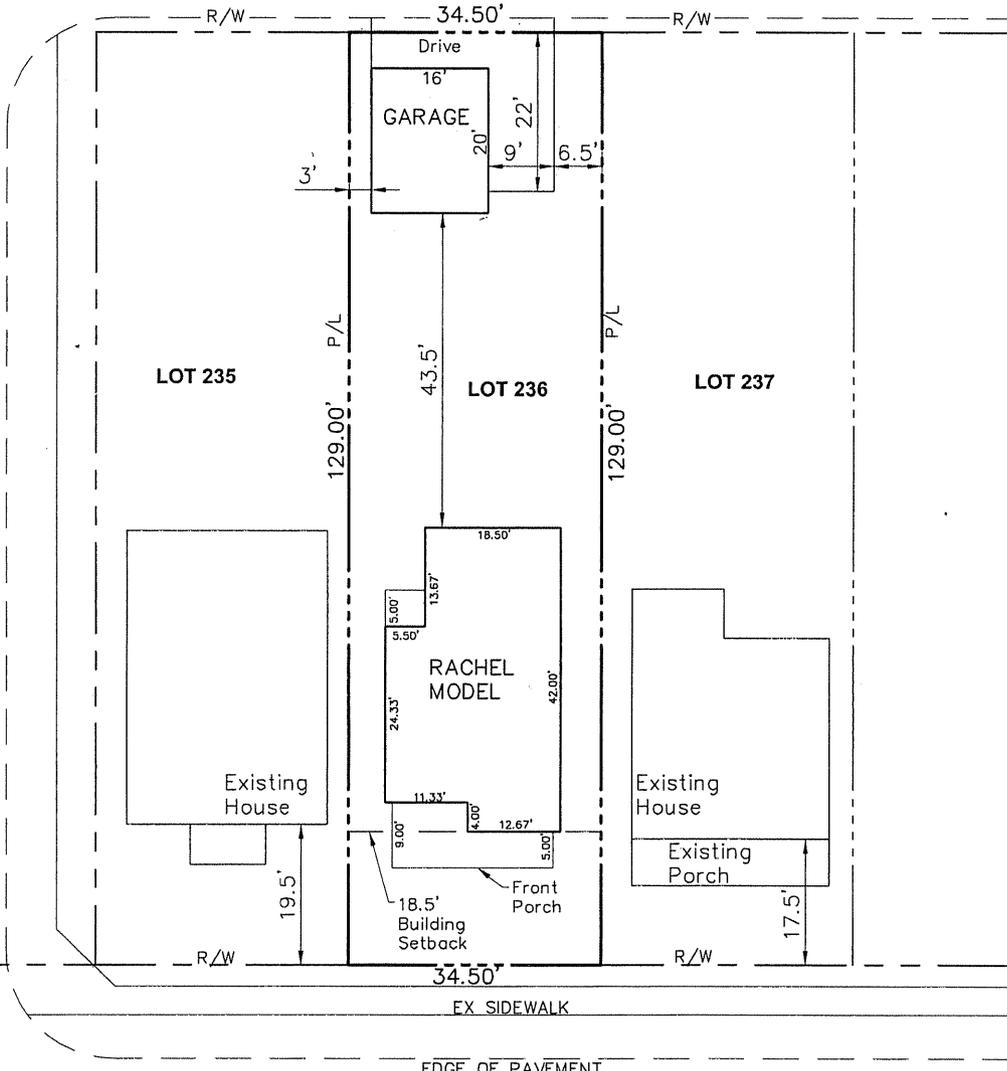
1294 N. 5TH STREET

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

GRAPHIC SCALE



ALLEY (16' R/W)



FIFTH STREET (50' R/W)



PLAT BOOK 12, PAGE 36
 PID: 010-024574
 ADDRESS: 1252 N FIFTH STREET
 LOT AREA: 4,450.50 SF
 FAR: 51.66%

DRAWN BY: HGG	JOB NO.: HFH
DATE: 05/19/11	CHECKED BY: DRH

ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755



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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 #

11310-00000-00290

1294 N. 5TH STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 East Rich Street, 3rd Fl., 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, 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 24th day of MAY, 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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