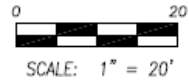
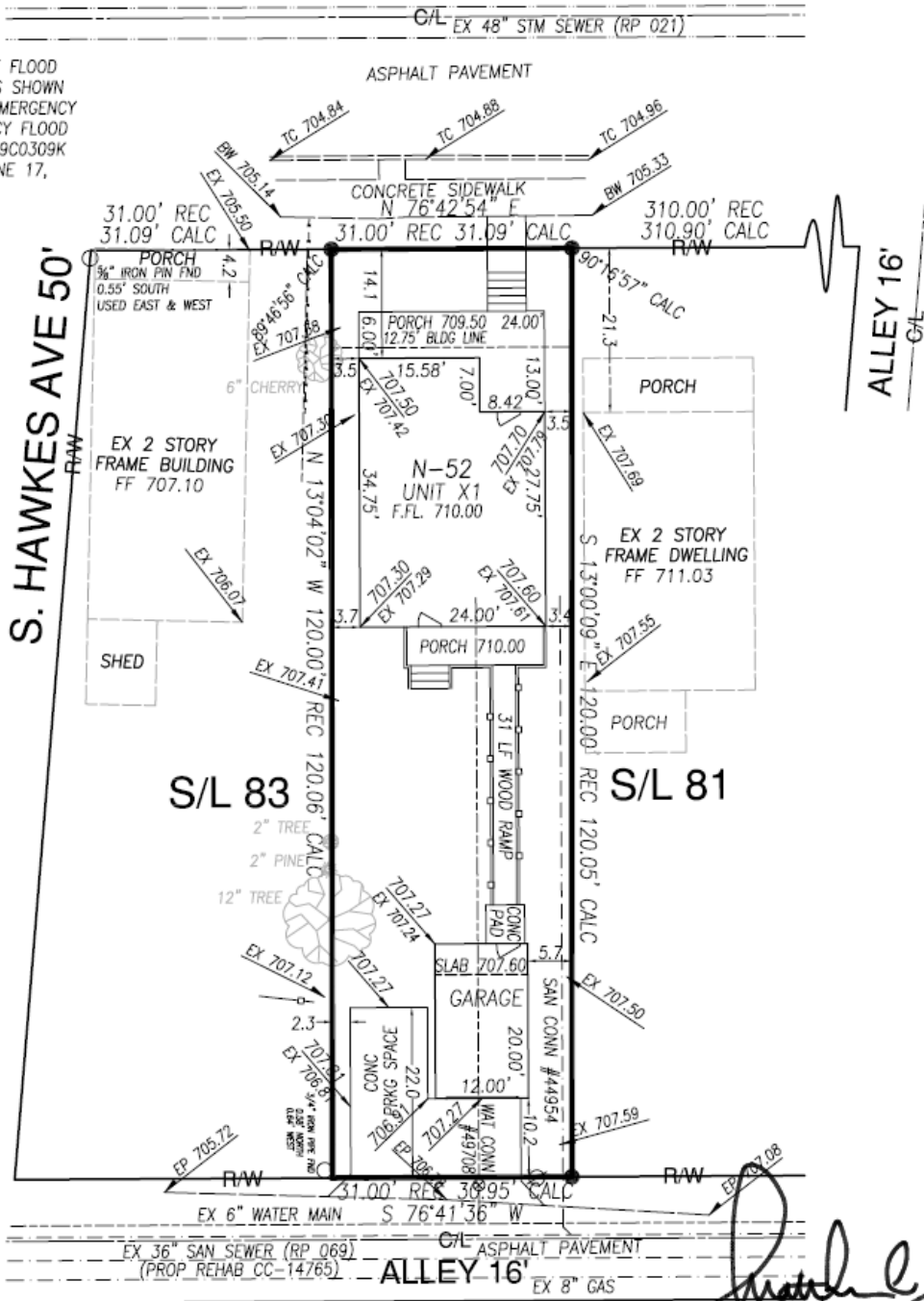


# W. SULLIVANT AVENUE 60'



THIS LOT IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NUMBER 39049C0309K EFFECTIVE DATE JUNE 17, 2008



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**mNEFF design group**  
 DESIGNING LAND FOR YOUR WORLD  
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 tel: 216/953-8870 • fax: 216/953-8851  
 www.mneffdesign.com

PROPOSED SITE PLAN  
**N-52: 931 W. SULLIVANT AVE**  
 PID: 010-012791  
 S/L 82 OSBORN PLACE ADDITION, PLAT BOOK 4, PAGE 364 FCR  
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

JOB NO.  
7489  
 DRAWN: STP

DATE:  
May 24, 2010  
 SCALE:  
1"=20'

**Exhibit A****Statement of Hardship****931 Sullivant Ave., Columbus OH 43222 Parcel ID #010-012791****931 Sullivant Avenue**

The 3,720 square foot parcel is located at mid block on Sullivant Avenue, is zoned C-4, Commercial and contains a single family home adjacent to another single family home on adjacent parcel. Applicant proposes to continue the same use but change the zoning classification to facilitate building a new single family dwelling (or rehab).

The C-4 Commercial District permits residential use if located over a ground level commercial use. Applicant proposes to change the use of the entire parcel to residential use with the proposed two story single family dwelling(s), including ground level residential use and residential use not located over a ground level commercial use and accessory parking for each dwelling unit.

Applicant submits this application to request a variance to sections 3356.03, C-4 Permitted Uses and 3356.11, C-4 District Setback Lines, to permit ground level residential use setback in a manner consistent with adjacent properties.

Adjacent properties are residential on one side and a small corner store on the otherside. Commercial development would be an inappropriate use of this parcel at this time since land use patterns adjacent to this parcel are residential. Also, residential development is more consistent with the wishes of the neighborhood residents and Franklinton Area Commission.

Granting of this variance 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.





931 Sullivant Avenue  
Approximately 0.09 acres

**CV10-012**

PROPOSED LAND USE



Single-Family Residential  
Multi-family Residential  
Apartment/Office



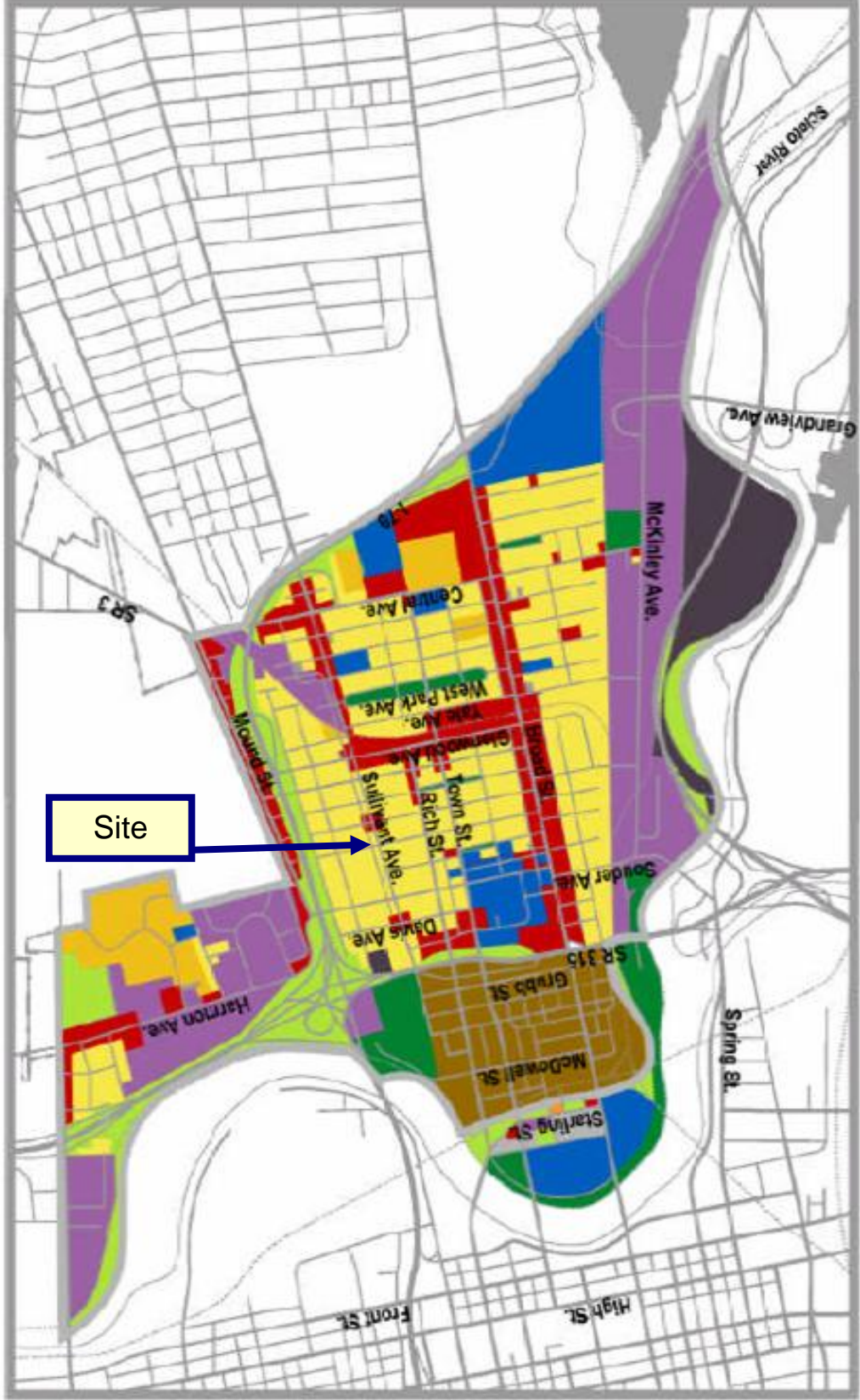
Commercial  
Manufacturing  
Institutional



Mixed Use  
Park/Green Space  
Vacant Land



Excavation/Quarrying  
Parking



*Franklinton Area Commission*  
*183 Hawkes Avenue*  
*Columbus, Ohio, 43223*



**Chairperson:** Carol J. Stewart 614-279-9382  
**Vice-Chairperson:** Jeffrey Mohrman 614-561-8614  
**Secretary:** Donna Woods 614-227-1623  
**Treasurer:** Philip Johnson 614-888-2096

May 11, 2010

To Whom it may concern,

The Franklinton Area Commission voted at its regular meeting on May 11, 2010 to support the Council variances to allow construction of new homes on the C-4 zoned lots proposed below.

There are three lots included on the Boulevard Homes list which are not zoned for residential uses. One of these is 237 Dakota which will be split into two lots (see above) so technically there are four council variances requested. All council variance requests are to build a residential structure on a non-residentially zoned parcel. They are not rezoning applications.

237 Dakota Applicant submits this application to request a variance to section 3356.03, C-4 Permitted Uses, to permit ground level residential use in a manner consistent with adjacent properties. We are also requesting a variance to section 3356.11(A)(4), C-4 District setback lines, to permit a 4.3 foot variance to the required 10.0 foot side street setback along W Rich Street to create a side street setback of 5.7 feet. We also request a 20 foot variance to section 3321.05(B)(2), Vision Clearance, to reduce site triangle distance from 30 feet to 10 feet to allow proposed dwelling to match the front setback of adjoining existing dwellings as outlined in section 3356.11(A)(3). Finally, we are requesting a 6.0 foot parking setback line variance to section 3312.27(3), Parking Setback Lines, to change the minimum distance from 10.0 feet to 4.0 feet along W Rich Street to allow one off street parking spot adjacent to the proposed garage.

<u>Address</u>	<u>location</u>	<u>zoned</u>
237 Dakota (a – after split)	SW corner of Dakota and Rich	C-4
237 Dakota (b – after split)	same	C-4
45 S. Yale	West side of Yale	C-4
931 W. Sullivant	SE corner of Sullivant and Hawkes	C-4

Carol J. Stewart, Chair  
 Franklinton Area Commission



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV10-012

Being first duly cautioned and sworn (NAME) Matthew C. Neff
of (COMPLETE ADDRESS) M Neff Design Group 1485 Broadway #002B 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
in the following formats

Name of business or individual
Business of individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows containing handwritten entries for Boulevard Homes LLC and contact names like T. Richard Bailey, J. David Heller, Alan Scott, Andrew N. Tanner, Kenneth W. Outcalt, Aaron Pechota, John Leonard.

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT
Subscribed to me in my presence and before me this 11th day
of April, in the year 2010
SIGNATURE OF NOTARY PUBLIC
My Commission Expires: May 11, 2014

This Project Disclosure Statement expires six months after date of notarization.
Notary Seal Here



PLANNERS | ENGINEERS | SURVEYORS



## mNEFFdesigngroup

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tel: 216.663.8820 \* fax: 216.663.8821  
[www.mneffdesign.com](http://www.mneffdesign.com)

### PROJECT DISCLOSURE STATEMENT ATTACHEMENT

NRP Boulevard Homes LLC  
5309 Transportation Boulevard  
Cleveland, Ohio 44125  
No Columbus based employees

T. Richard Baily  
J. David Heller  
Alan Scott  
Boulevard Homes E-Group LLC  
5309 Transportation Boulevard  
Cleveland, Ohio 44125  
No Columbus based employees

Andrew N. Tanner  
Kenneth W. Outcalt  
Aaron Pechota  
John Leonard