

THIS LOT IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NUMBER 39049C0308K EFFECTIVE DATE JUNE 17, 2008

CV10-011

Exhibit A**Statement of Hardship****45 South Yale Ave., Columbus OH 43222 Parcel ID #010-026310****45 South Yale**

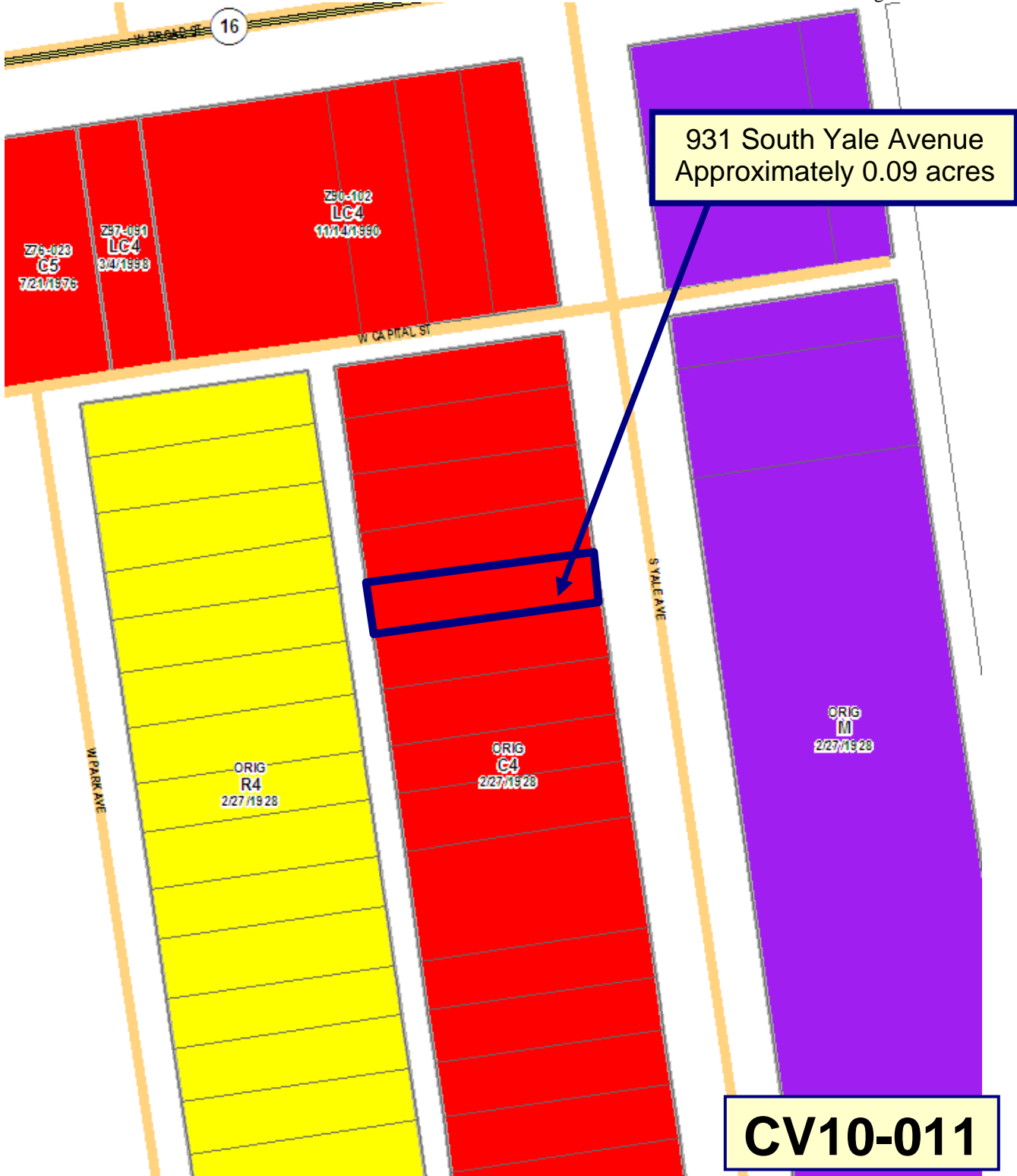
The 3,9300 square foot parcel is located at mid block on south Yale Avenue, is zoned C-4, Commercial and contains a single family home surrounded by other single family homes on adjacent parcels. Applicant proposes to continue the same use but change the zoning classification to facilitate building a new single family dwelling (or rehab).

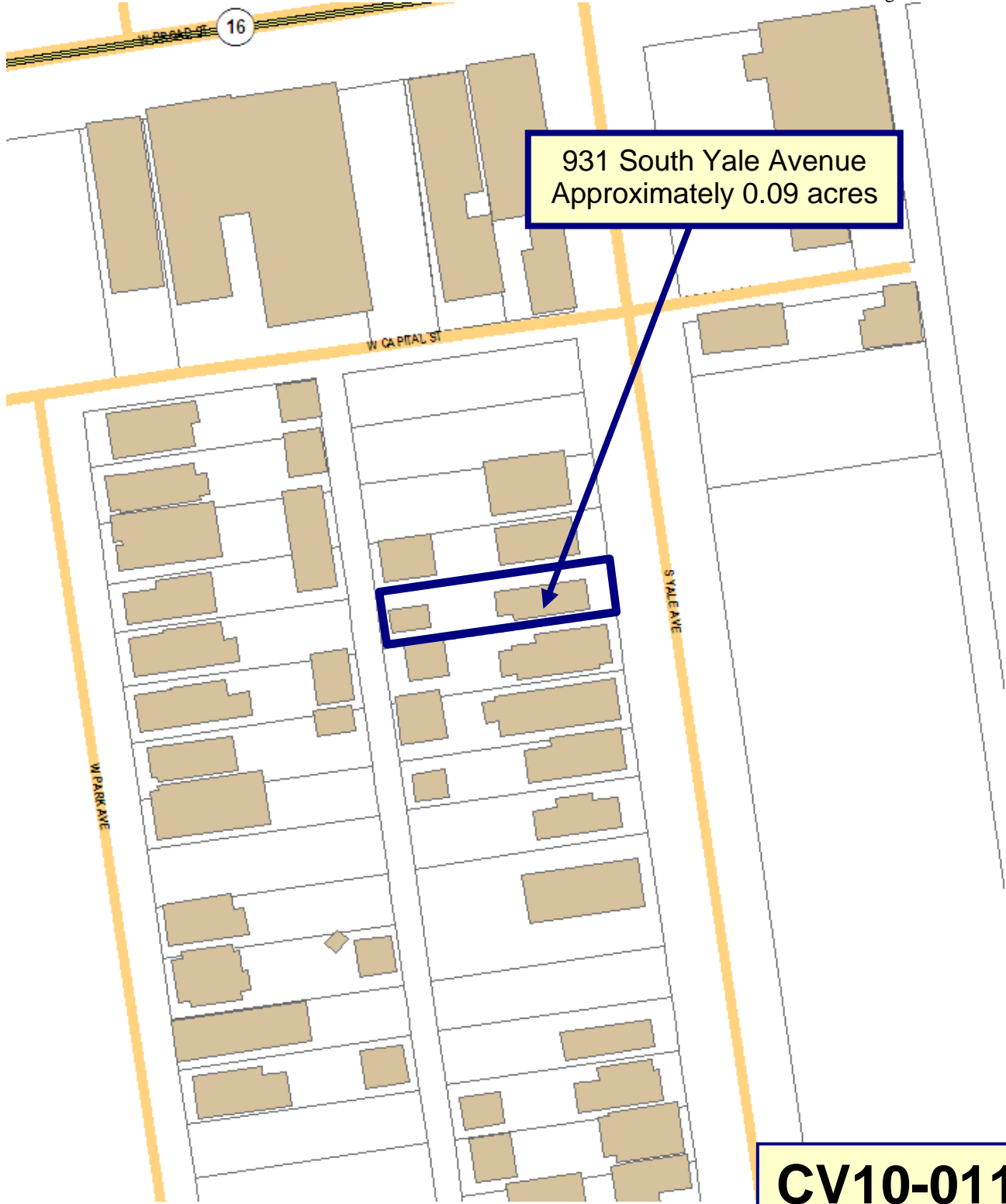
The C-4 Commercial District permits residential use if located over a ground level commercial use. Applicant proposes to change the use of the entire parcel to residential use with the proposed two story single family dwelling(s), including ground level residential use and residential use not located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

All adjacent properties are residential uses and single family homes. 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.





CV10-011



PROPOSED LAND USE



Single-Family Residential
Multi-family Residential
Apartment/Office



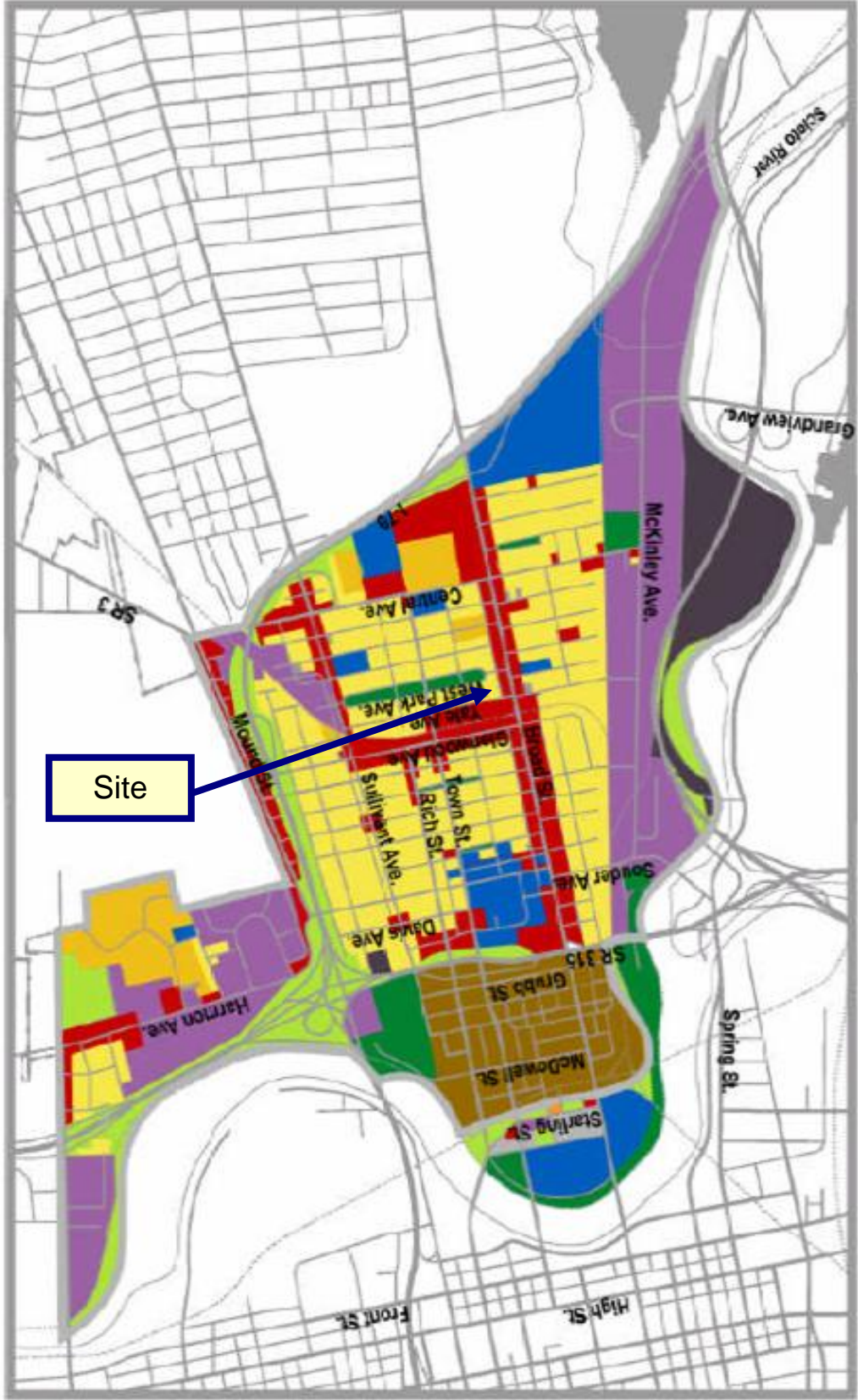
Commercial
Manufacturing
Institutional



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

Carol J. Stewart, Chair
 Franklinton Area Commission

City of Columbus | Department of Development | Building Services Division | 757 Girdyn Avenue Columbus, Ohio 43224



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 # CV10-011

Being first duly cautioned and sworn (NAME) Matthew C. Neff
of (COMPLETE ADDRESS) M Neff Design Group 14855 Broadway #100-2B 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 or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

| | |
|--|---|
| <u>NRP Boulevard Homes LLC</u> T. Richard Bailey <u>5309 Transportation Blvd</u> <u>Cleveland OH 44125</u> <u>No Columbus based employees</u> | <u>Boulevard Homes E-Group LLC</u> <u>5309 Transportation Blvd.</u> <u>Cleveland OH 44125</u> <u>No Columbus based employees</u> |
| <u>T. Richard Bailey</u> <u>J. David Heller</u> <u>Alan Scott</u> | <u>Andrew N. Tanner</u> <u>Kenneth W. Outcalt</u> <u>Aaron Pechota</u> <u>John Leonard</u> |

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

SIGNATURE OF AFFIANT [Signature]
Subscribed to me in my presence and before me this 16th day
of April, in the year 2010
SIGNATURE OF NOTARY PUBLIC [Signature]
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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PROJECT DISCLOSURE STATEMENT ATTACHEMENT

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

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J. David Heller
Alan Scott
Boulevard Homes E-Group LLC
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