

843 SULLIVANT AVE SITE PLAN
2.00
 SCALE : 1" = 30'-0"

Subject to approval by the City Forester, one (1) Street tree per lot shall be planted in the tree lawn of the Sullivant Avenue right of way fronting the site.

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed as part of the site plan. All dimensions shall be approved by the Director of the Building and Zoning Services Department of this designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent
 Date: 06/14/2022

David B. Perry, Agent
 Date: 06/14/2022

Donald Plank, Attorney
 Date: 06/14/2022

| | |
|---|---|
| OWNER: BLUE CHIP HOMES LLC | SITE ADDRESS: 843 SULLIVANT AVE COLUMBUS OH 43223 |
| LEGAL DESCRIPTION: 843 SULLIVANT AVE OSBORN PLACE LOTS 61 & 62 | TOTAL LOT AREA: 0.17 ACRES ZONING: ORG, Commercial C4, HEIGHT: 11-35 PARCEL #: 010-020008-00 |

| | |
|-------------------------|--|
| LOT INFORMATION | TOTAL LOT SQ FT: 7,564 SQ FT, 0.17 ACRES |
| TOTAL PARKING SPACES: 2 | |

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| SETBACKS | FRONT BUILDING SETBACK (NORTH SIDE): AVERAGE OF THE 2 NEIGHBORING DWELLINGS: 11'-4" ACTUAL FRONT SETBACK (NORTH SIDE): 5'-0" ACTUAL SIDE YARD (WEST SIDE): 5'-0" ACTUAL SIDE YARD (EAST SIDE): 5'-0" |
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|----------------|---|
| LOT 1 COVERAGE | TOTAL LOT SF: 3,782 SF LOT COVERAGE: 1,554 SF (41.1%) < 1,891 SF (50% MAX) 1,050 SF BUILDING FOOTPRINT 504 SF GARAGE TOTAL 1,554 SF |
|----------------|---|

| | |
|-----------------|---|
| LOT 1 REAR YARD | TOTAL LOT SF: 3,782 SF REAR YARD: 1,891 SF (50.0%) > 946 SF (25% MIN) GARAGE COVER: 504 SF (26.7%) < 851 SF (45% MAX) |
|-----------------|---|

| | |
|----------------|---|
| LOT 2 COVERAGE | TOTAL LOT SF: 3,782 SF LOT COVERAGE: 1,554 SF (41.1%) < 1,891 SF (50% MAX) 1,050 SF BUILDING FOOTPRINT 504 SF GARAGE TOTAL 1,554 SF |
|----------------|---|

| | |
|-----------------|---|
| LOT 2 REAR YARD | TOTAL LOT SF: 3,782 SF REAR YARD: 1,891 SF (50.0%) > 946 SF (25% MIN) GARAGE COVER: 504 SF (26.7%) < 851 SF (45% MAX) |
|-----------------|---|

GUNZELMAN
 architecture + interiors
 333 Stewart Ave
 Columbus, OH 43206
 614-674-6696

GAI
 06/14/22

CV22-048

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

CV22- 048

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger 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.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See Exhibit B

Signature of Applicant

Blue Chip Homes Q02B, LLC
by Dawn B. P.

Date

5/23/2022

Signature of Attorney

Donald Kaul

Date

5/23/22

Exhibit B

Statement of Hardship

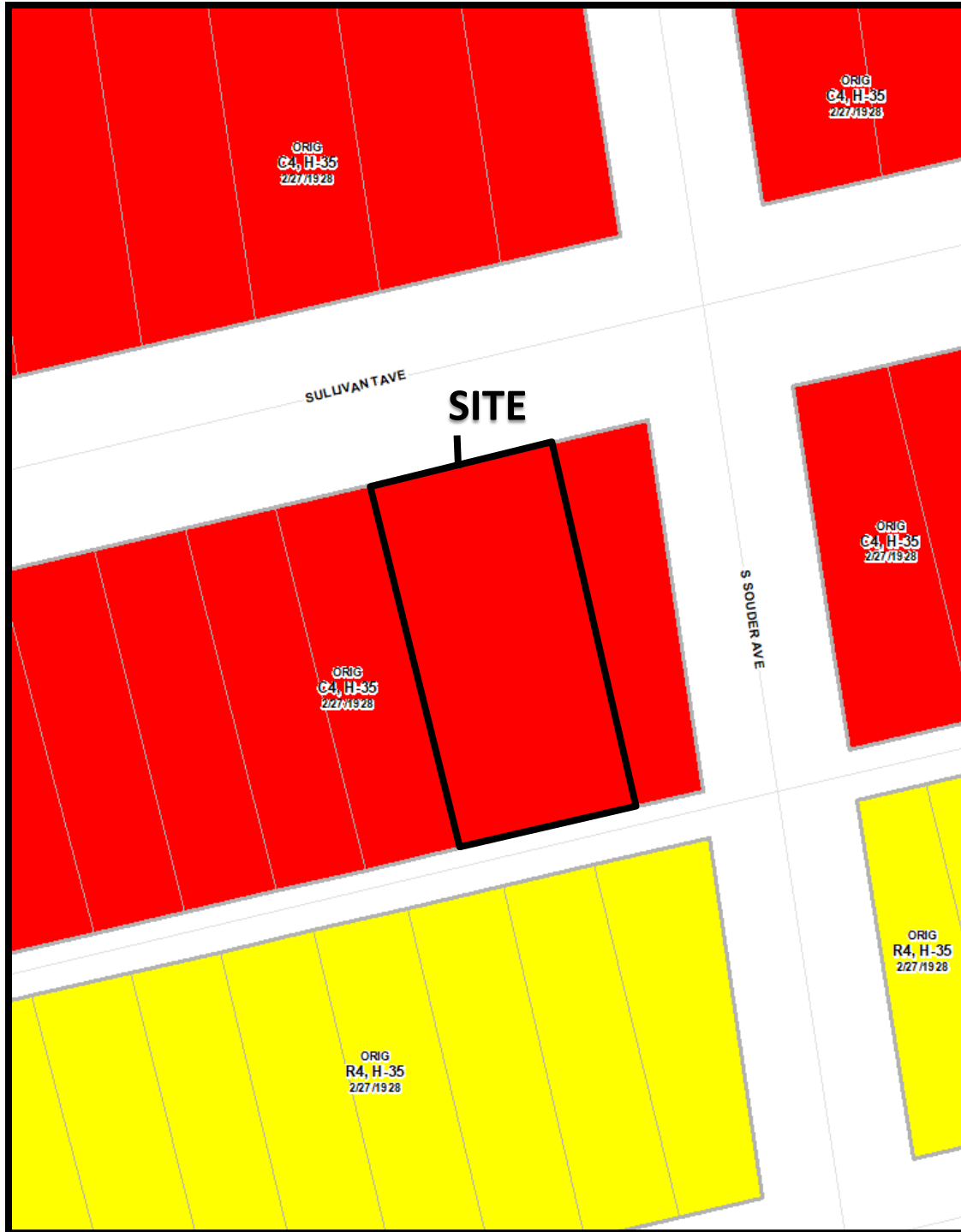
CV22-048, 843 Sullivant Avenue, Columbus, OH 43223

The 0.17 +/- acre (7,564 SF) site (PID: 010-020008) is located on the south side of Sullivant Avenue, 32 +/- feet west of S. Souder Avenue and is zoned C-4, Commercial. The site consists of two (2) platted lots (Lot 61 and 62, Osborn Place Subdivision PB 4, Page 364, 1900). The tax parcels of the two platted lots were combined because the existing house was over the interior parcel line of the two parcels. The existing house is heavily damaged by fire and will be razed. Applicant proposes to split the site into two parcels, as platted (Lots 61 and 62) and build two detached single family dwellings. There are many residential uses, including single family dwellings, for many blocks of Sullivant Avenue in both directions. The proposed use is consistent with historical and existing land use on Sullivant Avenue.

Applicant has a hardship and practical difficulty with compliance with the cited Zoning Code sections given existing and historical residential use of Sullivant Avenue.

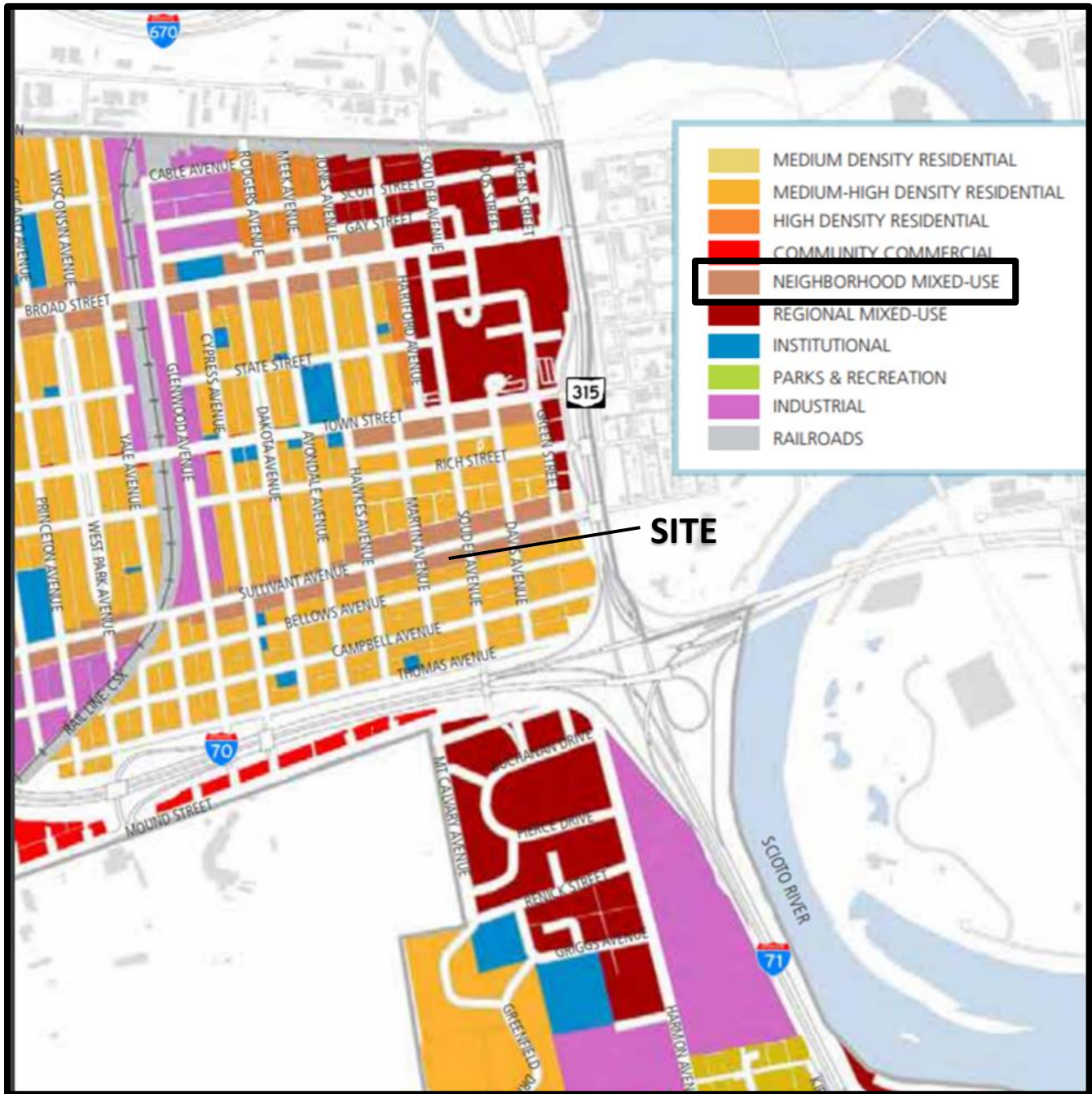
Applicant requests variances from the following sections of the Columbus Zoning Code:

Section 3356.03, C-4 Permitted Uses, to permit two (2) new detached single family dwellings by splitting the existing parcel to form two parcels for a new single family dwelling to be built on each resulting parcel.

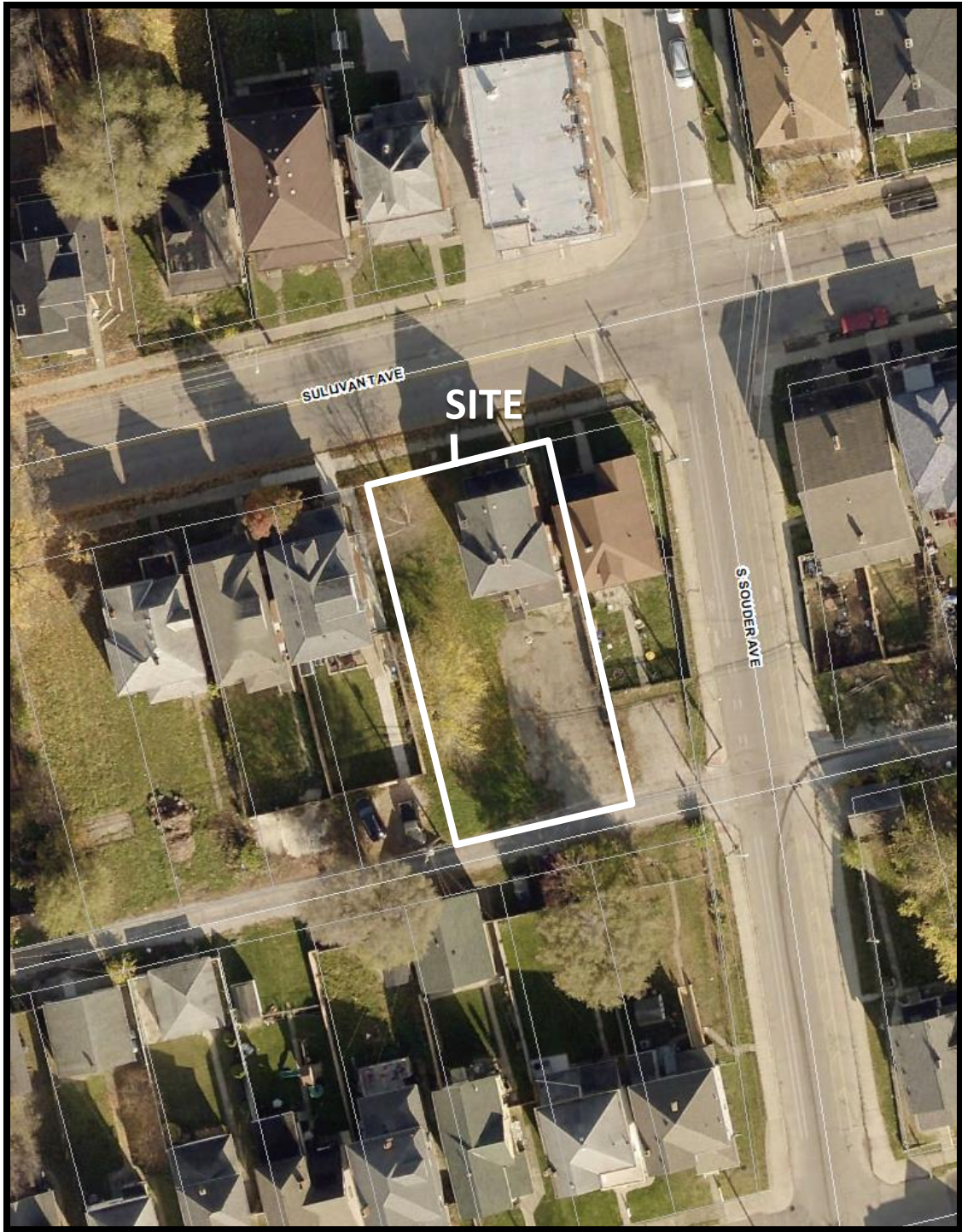


CV22-048
843 Sullivant Ave.
Approximately 0.17 acres

West Franklinton Area Plan (2014)



CV22-048
843 Sullivant Ave.
Approximately 0.17 acres



CV22-048
843 Sullivant Ave.
Approximately 0.17 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV22-048

Address 843 SULLIVANT AVE

Group Name FRANKLINTON AREA COMMISSION

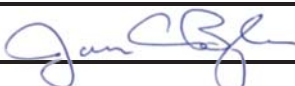
Meeting Date 6/14/22

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 11-0

Signature of Authorized Representative 

Recommending Group Title Franklinton Area Commission

Daytime Phone Number 614-406-4371

Please e-mail this form to **the assigned planner within 48 hours of meeting day**; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Council Variance Application

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22- 048

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

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 in the following format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

| | |
|---|-------------|
| 1. Blue Chip Homes QOZB, LLC; 1165 W 3rd Ave, Ste E, Cols, OH 43212; # Cols based emps: Zero (0) Contact: Lonnie Freeman, (614) 571-0910 | 2. ----- |
| 3. ----- | 4. ----- |

Check here if listing additional parties on a separate page.

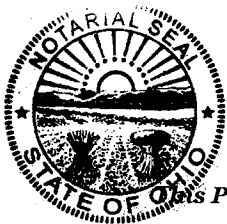
SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 23rd day of May, in the year 2022

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

This Project Disclosure Statement expires six (6) months after date of notarization.