

SITE STUDY

227B HAMILTON AVE
COLUMBUS, OH 43211

NOTE:
GRADE SHALL MATCH PERMITS
FIRST TO FRONT BUILDING PERMITS.

LOT CALCULATIONS:
LOT AREA: 5355.00 S.F.
BUILDING COVERAGE: 1903.76 S.F. (34.4%)
REAR YARD: 1255.00 S.F. (28.1%)

CV22-078; Final Received 11/7/2022; Page 1 of 3

Handwritten signature and date: 11/7/2022

NO.	DATE	DESCRIPTION
1	11/7/2022	Final Site Study
2	11/7/2022	Final Site Study
3	11/7/2022	Final Site Study
4	11/7/2022	Final Site Study
5	11/7/2022	Final Site Study
6	11/7/2022	Final Site Study
7	11/7/2022	Final Site Study
8	11/7/2022	Final Site Study
9	11/7/2022	Final Site Study
10	11/7/2022	Final Site Study

MARKET DUPLEX RESIDENCE
227B HAMILTON AVE
COLUMBUS, OH 43211

SITE STUDY

www.dshomesign.com

RESIDENTIAL SOLUTIONS

3141 EAST BROAD COLUMBUS, OH 43204 FAX: 614.881.1111

DESIGNER: DSHOME SIGN

DATE: 11/7/2022

SCALE: AS SHOWN

PROJECT: MARKET DUPLEX RESIDENCE

227B HAMILTON AVE, COLUMBUS, OH 43211

CONTRACT NO.: 22073

CONTRACT VALUE: \$10,000.00

CONTRACT START DATE: 11/7/2022

CONTRACT END DATE: 11/7/2022

CONTRACT STATUS: IN PROGRESS

CONTRACT TYPE: RESIDENTIAL

CONTRACT DESCRIPTION: MARKET DUPLEX RESIDENCE

CONTRACT LOCATION: 227B HAMILTON AVE, COLUMBUS, OH 43211

CONTRACT CONTACT: DSHOME SIGN

CONTRACT PHONE: 614.881.1111

CONTRACT FAX: 614.881.1111

CONTRACT EMAIL: info@dshomesign.com

CONTRACT WEBSITE: www.dshomesign.com

CONTRACT SOCIAL: @dshomesign

CONTRACT ADDRESS: 3141 EAST BROAD, COLUMBUS, OH 43204

CONTRACT LICENSE: 00000000000000000000000000000000

CONTRACT EXPIRES: 11/7/2022

CONTRACT REVISED: 11/7/2022

CONTRACT APPROVED: 11/7/2022

CONTRACT DENIED: 11/7/2022

CONTRACT CANCELLED: 11/7/2022

CONTRACT COMPLETED: 11/7/2022

CONTRACT ON HOLD: 11/7/2022

CONTRACT IN PROGRESS: 11/7/2022

CONTRACT PAUSED: 11/7/2022

CONTRACT RESCHEDULED: 11/7/2022

CONTRACT REOPENED: 11/7/2022

CONTRACT RESTARTED: 11/7/2022

CONTRACT RESUMED: 11/7/2022

CONTRACT REVISED: 11/7/2022

CONTRACT APPROVED: 11/7/2022

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CONTRACT RESTARTED: 11/7/2022

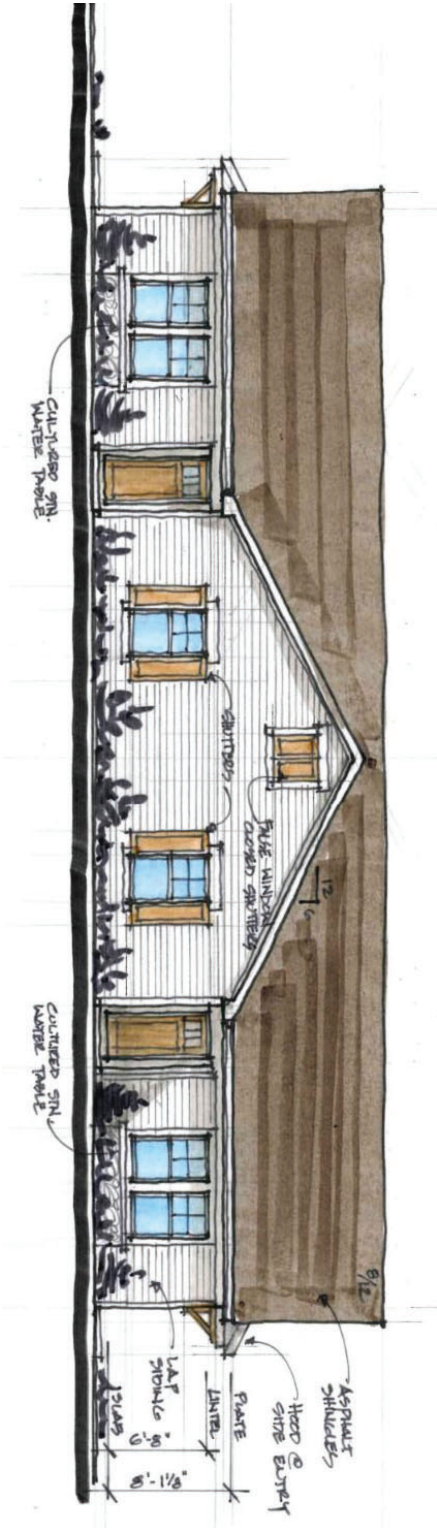
CONTRACT RESUMED: 11/7/2022

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Twin-Single Residence

2275 Hamilton Ave., Columbus, OH 43211

Residential Designed Solutions
11/7/2022

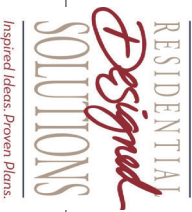


Front Elevation (Clinton St.)

Scale: 1/8"=1'-0"

(Scalable at 11"x17" Sheet Size)

June 3, 2022
Revised: October 26, 2022



www.rds-homedesign.com

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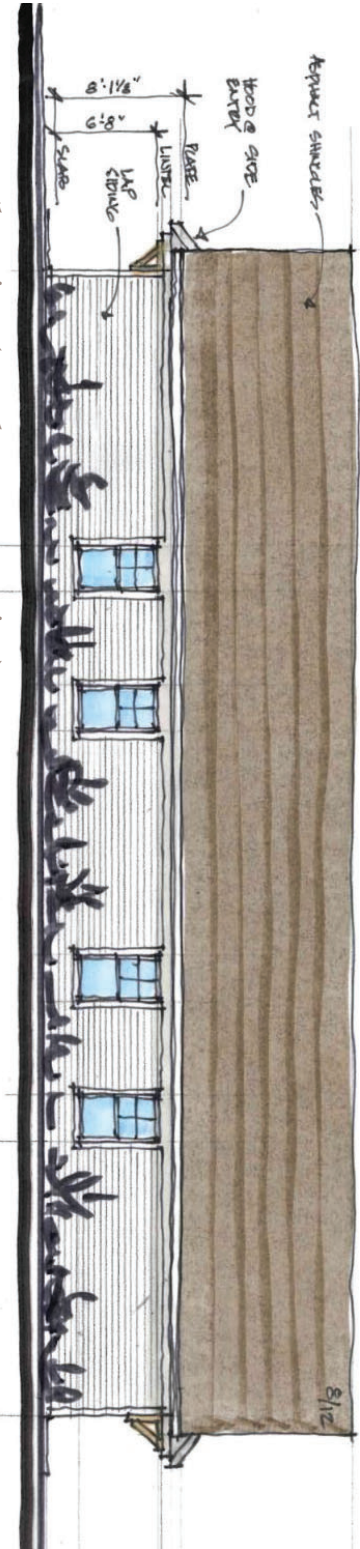
Twin-Single Residence

2275 Hamilton Ave., Columbus, OH 43211

[Signature]
11/7/2022



Side Elevation (Hamilton Ave.)
(Rear Elevation Similar/Reversed)
Scale: 1/8"=1'-0"



Rear Elevation (North Property Line)
Scale: 1/8"=1'-0"
(Scalable at 11"x17" Sheet Size)

RESIDENTIAL
Designed
SOLUTIONS

Inspired Ideas. Proven Plans.

www.rds-homedesign.com

June 3, 2022
Revised: October 26, 2022



August 23, 2022

City of Columbus
Department of Building and Zoning Services
111 N. Front St.
Columbus, OH 43215

Re: Application: CV22-078
2275 Hamilton Ave. Columbus, OH 43211
Statement of Hardship

This application is made under provisions of Section 3307.10 Columbus City Code - Variances by City Council. This is in support of the Owners request for the following variances:

- 1) Permitted Used, Section 3332.035: R-3 area district requires single family dwelling or building. We request to build a two-family dwelling.
- 2) Are District Lot Width Requirements, Section 3332.05 requires a 50 feet lot width. This property has a 41 feet lot width.
- 3) Parking Setback, Section 3312.27: We request the Parking setback be allowed from 10 feet to 8.3 feet of the right of way line on the South side.
- 4) Min. Number Parking Spaces, Section 3312.49: Due to lot size we request the minimum number of on site parking of 4 be reduced to 3 spaces, located at the west (rear) side of the lot. There is ample off street parking available on both Hamilton Ave. and Clinton Street.

The Owner wishes to tear down the existing dilapidated single family home built within the required rear setback of the lot, and replace with a new single story two-family dwelling. Two family dwellings currently exist in this area, including the lot directly adjacent North. The Owner believes this project will provide much needed affordable housing to the area. The building conforms to zoning requirements, fitting within the required setbacks and the lot coverage requirements for a single family structure.

DESIGN SERVICES: Custom Homes Remodeling Neighborhoods Pre-Designed House Plans

We believe this project is an improvement from the current use of the property, will not deter from the character or aesthetics of the neighborhood, nor harm any neighbor in its construction.

We have attached to this application a Site Plan showing the proposed new structure as well as design drawings of the proposed dwelling elevation.

Respectfully submitted,

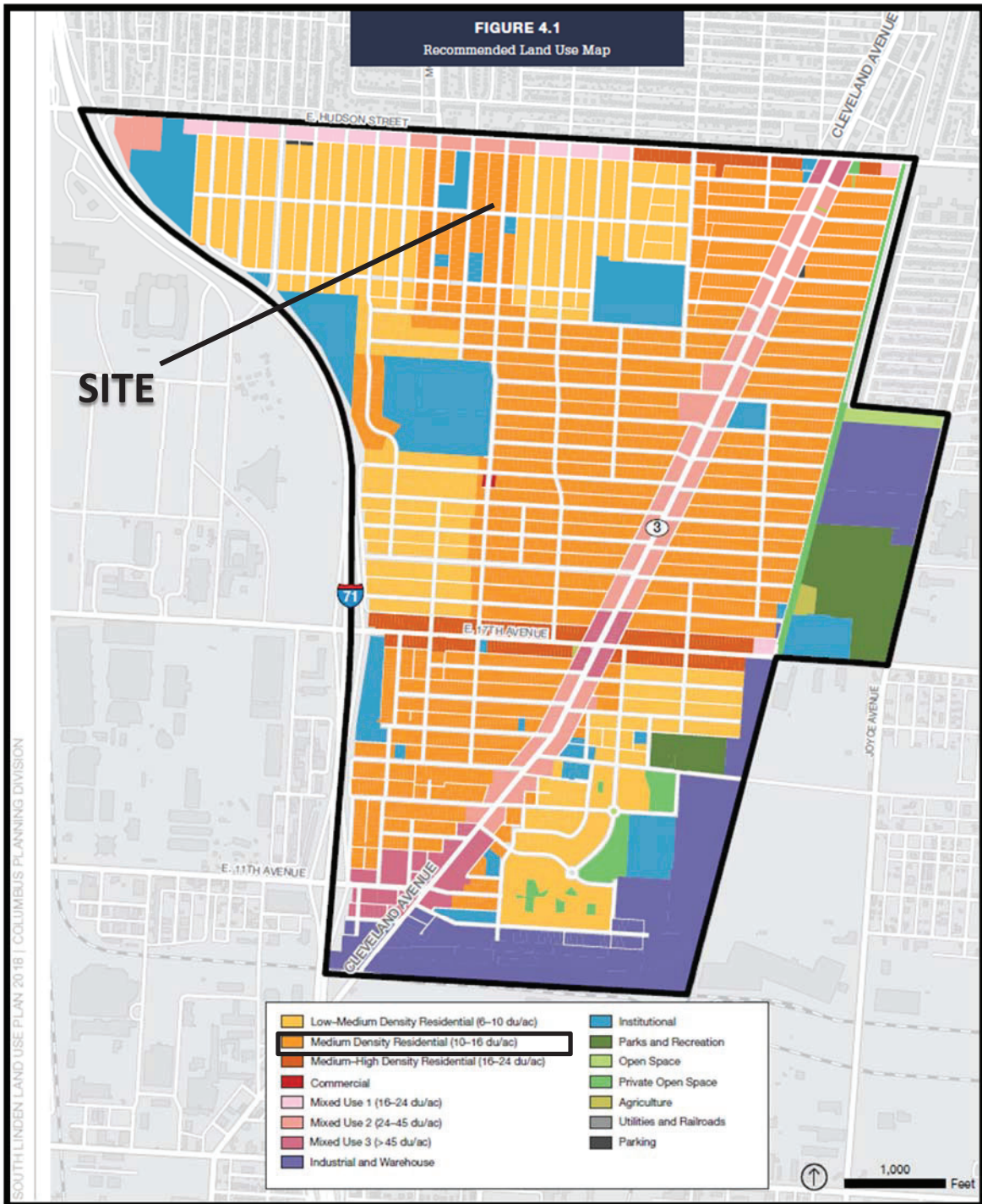


Dominic Luppino, CPBD
Residential Designed Solutions



CV22-078
2275 Hamilton Ave.
Approximately 0.13 acres

South Linden Land Use Plan (2018)



CV22-078
2275 Hamilton Ave.
Approximately 0.13 acres



CV22-078
2275 Hamilton Ave.
Approximately 0.13 acres

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

Case Number CV22-078

Address 2275 Hamilton Ave., Columbus, OH 43211

Group Name South Linden Area Commission

Meeting Date Tuesday, October 18, 2022

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

With five (5) Area Commissioners in attendance Quorum is Met. The South Linden Area Commission convened its regularly scheduled meeting this date. Having heard statements made, reviewed supporting documentation, and engaged meaningful discussions to clarify and satisfy concerns, Commissioner Erkins moved, with a second from Commissioner Duckworth, to issue its **RECOMMENDATION OF APPROVAL** on all variance request(s) as revised for submission to the Building & Zoning Services. The Chair opened for additional questions and hearing none, called for the Voice Vote as follows:

Voice Vote Approval: Motion Passed with 5 In FAVOR; 0 Abstention(s); 0 Opposition(s)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Duckworth | <input type="checkbox"/> Makinde |
| <input checked="" type="checkbox"/> Erkins | <input checked="" type="checkbox"/> K. Wade |
| <input checked="" type="checkbox"/> Ferguson | <input checked="" type="checkbox"/> T. Wade |
| <input type="checkbox"/> Jamison | <input type="checkbox"/> Williams |

Vote 5-0-0

Signature of Authorized Representative [Signature]

Recommending Group Title South Linden Area Commission

Daytime Phone Number 614-984-7575

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.

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-078

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) Dominic Luppino, Residential Designed Solutions
of (COMPLETE ADDRESS) 7844 Flint Rd., Columbus, OH 43235
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)

<p>1. Courtney Musick, Musick Properties LLC (614.209.6776); 27 Langtree Dr., Pickerington OH 43147; Zero (0) employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 19th day of July, in the year 2022


SIGNATURE OF NOTARY PUBLIC

8-8-26 My Commission Expires
Notary Seal Here



SAM J MILLER
Notary Public, State of Ohio
My Commission Expires
08/08/2026

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