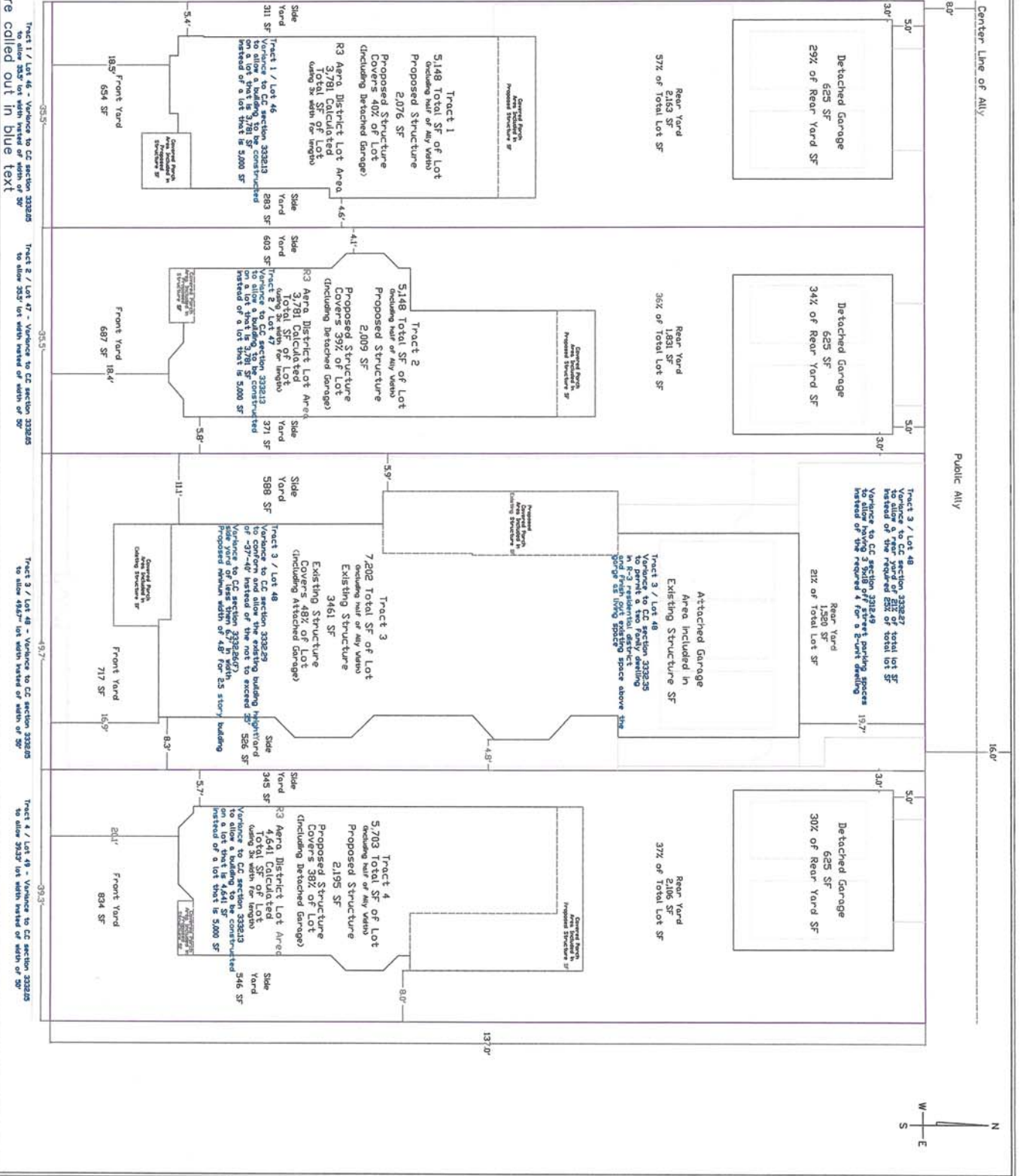


Aaron Boeke
4/21/22

Requested Variances are called out in blue text



Lot Split Proposed Plot Plans
Final Site Plan Received 4.21.22 Sheet 1 of 1 CV21-103

Scale 1/16"=1' on 11x17 Paper
Scale 1/32"=1' on 8.5x11 Paper

Scaled to Fit on 11 x 17 Paper

Date	Revision
10/25/2021	Variance Set

Lot Split Variance Request
Aaron Boeke
930 Franklin Ave
Columbus, Ohio

PLOT-1

Statement of Hardship

930 Franklin Ave

Council Variance: To split the existing combined lots back to originally plotted number of lots (4 lots) and request the required variances due to original lots not meeting all current zoning requirements and to conform the existing building / lot in an R-3 zoning district.

Proper Address: 930 Franklin Ave, Columbus, OH 43205

Parcel Number: 010-030540-00

Applicant: Aaron Boeke

Date of Application: September 27th, 2021

The property subject to this council variance application is commonly known as 930 Franklin Ave and consists of parcel number 010-030540-00 (the Site). The Site is currently zoned R-3, Residential District. The Site was originally 4 separate lots / parcels that were combined by previous owners in the 1990's. The Applicant requests the following variances for the Site in order to split the combined single lot back out into 4 individual lots / parcels, to conform the existing building structure set forth by the requirements of R-3 zoning, and to classify the existing habitable space above the existing garage as a carriage house which would include cooking facilities and would be considered a separate dwelling. Since not all of the proposed lots will require the same variances, for the use of this application proposed lots will be labeled as described on the Franklin County Auditors online map with the West most lot listed as lot 46, the lot nearest the existing building to the West as lot 47, the lot with the existing building as lot 48, and the lot to the East of the existing building as lot 49 (see Exhibit A).

Tract 1 / Lot 46

- Variance to **C.C Section 3332.05, Area district lot width requirements** – To permit a building to be erected or altered on a lot which will have a width less than 50 feet in an R-3 area district.
 - Proposed lot width will be 35.5'
- Variance to **C.C Section 3332.13, R-3 area district requirements** – To permit a single-family dwelling or other principal building on a lot less than 5,000 square feet in area.

Signature of Applicant: Aaron Boeke Date: 4/21/22

- Tract 1 / Lot 46 proposed calculated Lot SF will be 3,781 SF (using 3 times width as the length since length is more than 3 times the width as per C.C Section 3332.18 (c)).

Tract 2 / Lot 47

- Variance to **C.C Section 3332.05, Area district lot width requirements** – To permit a building to be erected or altered on a lot which will have a width less than 50 feet in an R-3 area district.
 - Proposed lot width will be 35.5'
- Variance to **C.C Section 3332.13, R-3 area district requirements** – To permit a single-family dwelling or other principal building on a lot less than 5,000 square feet in area.
 - Tract 2 / Lot 47 proposed calculated Lot SF will be 3,781 SF (using 3 times width as the length since length is more than 3 times the width as per C.C Section 3332.18 (c)).

Tract 3 / Lot 48

- Variance to **C.C Section 3312.49, Minimum number of parking spaces required** – to permit less than 2 parking spaces per unit for 2 dwelling unit.
- Proposed 2 off street garage parking spaces for main dwelling unit and 1 off street garage parking space for coach house dwelling proposed above the garage for a total of 3 off street parking spaces for 2 dwelling units.
- Variance to **C.C Section 3332.035, R-3 residential district** – To permit a two family dwelling in the R-3 Residential District allowing for a carriage house build-out above the garage in the existing habitable structure already built above the existing attached garage.
- Variance to **C.C Section 3332.05, Area district lot width requirements** – To conform the existing conditions of lot 48 which will have a width less than 50 feet in an R-3 area district.
 - Proposed lot width will be 49.67'
- Variance to **C.C Section 3332.26, Minimum Side Yard Permitted (F)** – to permit a minimum side yard less than one-sixth of the height of the building for a building that exceeds two and one-half stories in height
 - Proposed minimum side yard of 4.8' on East side yard and 6.6' on West side yard.
- Variance to **C.C Section 3332.27, Rear yard** – To conform the existing conditions on the site by reducing the required rear yard requirement to less than the required 25% of the total lot area.

Signature of Applicant:  Date: 4/21/22

- Existing structures on lot 48 leaves a rear yard at 21% of total lot square footage (1,520 SF Rear Yard).
- Variance to **C.C Section 3332.29, Height district** – To conform the existing conditions where the original building that was constructed in approximately the 1890's has a hip and valley roof that the top section of the roof exceeds 35 feet.
 - Originally constructed home has a roof peak approximately 37'-40' above the finished grade. No new structures would be built above 35'.

Tract 4 Lot 49

- Variance to **C.C Section 3332.05, Area district lot width requirements** – To permit a building to be erected or altered on a lot which will have a width less than 50 feet in an R-3 area district.
 - Proposed lot width will be 39.33'
- Variance to **C.C Section 3332.13, R-3 area district requirements** – To permit a single-family dwelling or other principal building on a lot less than 5,000 square feet in area.
 - Tract 4 / Lot 49 proposed calculated SF will be 4,641 SF(using 3 times width as the length since length is more than 3 times the width as per C.C Section 3332.18 (c)).

The Applicant has requested these variances in order to avoid an unnecessary hardship as the site was purchased with the intent of returning the Site back to originally defined number of lots.

These variances would be in harmony with the general purpose and intent of the Zoning Ordinance. This area, near the corner of Franklin and 18th Street, has a mixed use residential feel with a multiple family dwelling within 175 feet of the Site and an approved variance for a garage carriage house within 350 feet of the Site. Proposed use and building line requests remains compatible with surrounding properties and the historic uses and feel of the neighborhood, and existing and new structure remains compatible with nearby buildings in terms of design. Therefore, granting these variances will not adversely affect the health or safety of the neighborhood, nor be injurious to the public welfare or property / improvements in the neighborhood.

Signature of Applicant:  Date: 4/21/22



CV21-103
930 Franklin Ave.
Approximately 0.52 acres



CV21-103
930 Franklin Ave.
Approximately 0.52 acres



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number CV21-103

Address 930 Franklin Ave, Columbus, 43205

Group Name Near East Area Commission

Meeting Date March 14th 2022 and April 14th 2022

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 6/6/1

Signature of Authorized Representative [Signature]

Recommending Group Title Commissioner chair

Daytime Phone Number 614 403 2225

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-103

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) Aaron Boeke

of (COMPLETE ADDRESS) 930 Franklin Ave - Columbus, OH 43205

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. Aaron Boeke 930 Franklin Ave Columbus, OH 43205	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Aaron Boeke

Sworn to before me and signed in my presence this 27 day of September, in the year 2021

SIGNATURE OF NOTARY PUBLIC

Mallori J. Benitez

Dec. 17, 2025
My Commission Expires



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