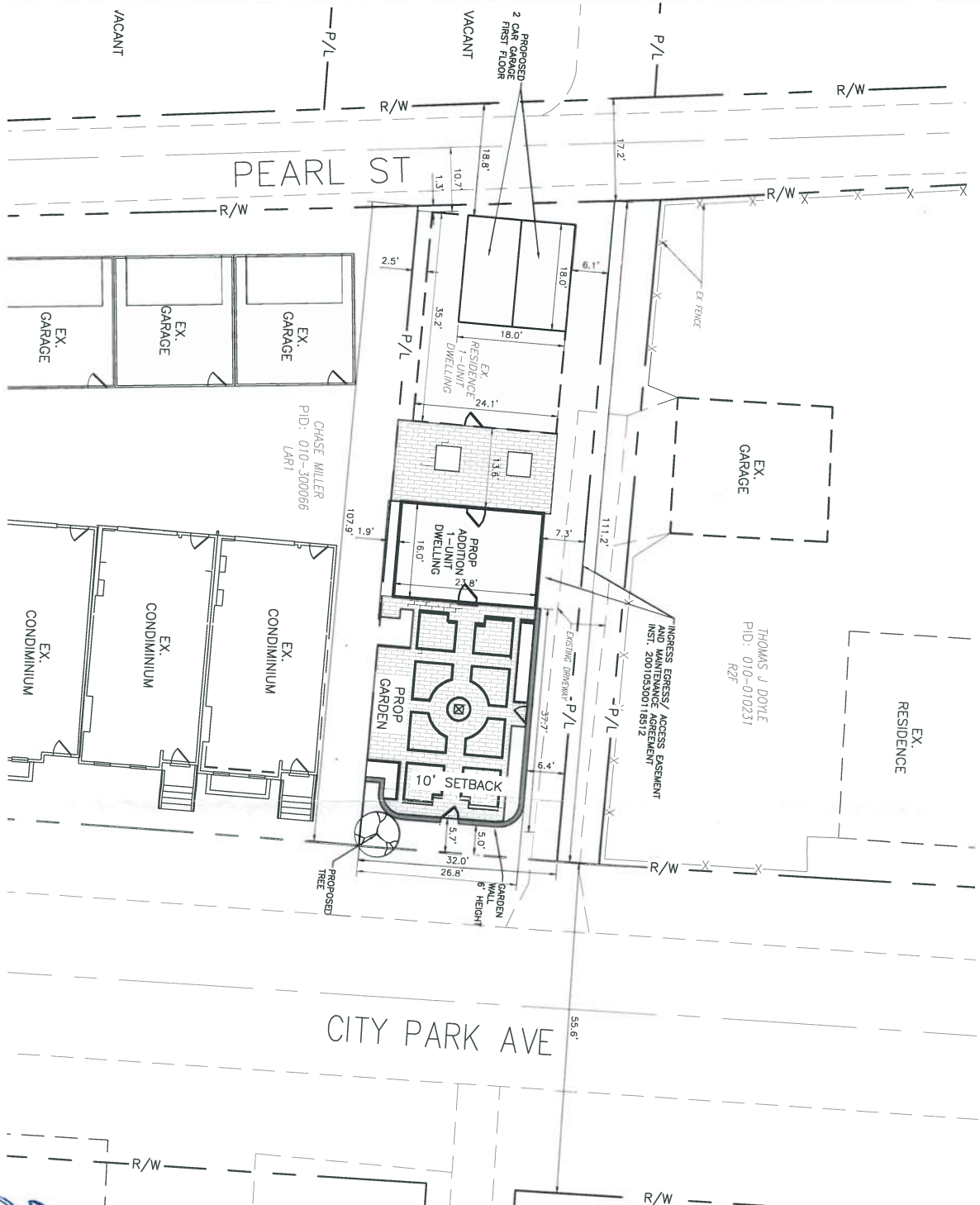


\\primed01.primed.com\dfsroot\Draw\Projects\2022\EDH01ES-22385 Link Real Estate City Park Residences\500-CAD\501-CAD\523-PrintSheets\Zoning Site Plan\22385 Zoning Print.dwg by: afor on 05/04/2022 3:24 PM for PRIME AE

FINAL SITE PLAN RECEIVED 6.13.22 SHEET 1 OF 1 CV22-026



John B. Berglund
6/13/22

SIGNATURE: _____ DATE: _____

THIS SITE PLAN MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER DEVELOPMENT AND ENGINEERING PLANS ARE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF COLUMBUS. THE CITY OF COLUMBUS SHALL BE REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE BUILDING AND ZONING DEPARTMENT. THE CITY OF COLUMBUS SHALL BE REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE BUILDING AND ZONING DEPARTMENT. THE CITY OF COLUMBUS SHALL BE REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE BUILDING AND ZONING DEPARTMENT.

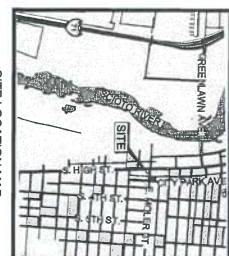
SITE DATA
ADDRESS: 1305 CITY PARK AVE, COLUMBUS, OH 43206
PID: 010-047400, 010-250522
TOTAL SITE AREA: 0.09 AC ±
EX ZONING: RZF - RESIDENTIAL
HEIGHT DISTRICT: H-35
SETBACKS: AS NOTED

ABBREVIATIONS
EX - EXISTING
PR - PROPOSED
R/W - RIGHT-OF-WAY
P/L - PROPERTY LINE

OWNER
PRIME AE, LLC
5000 ARLINGTON CENTER BLVD., SUITE 40210
COLUMBUS, OH 43220
PHONE: 614-839-7775
FAX: 614-839-7775
EMAIL: OWNER@PRIMEAE.COM

ENGINEER
PRIME AE, LLC
8415 PULSAR PLACE, SUITE 300
COLUMBUS, OH 43240
PHONE: 614-839-0251
FAX: 614-839-0251
EMAIL: OWNER@PRIMEAE.COM

SITE LOCATION MAP



DATE	REVISIONS
3/29/22	NTS
1 OF 1	

COLUMBUS OHIO
ZONING PLAN
FOR
URBAN LAND COMPANY
1305 CITY PARK AVE

PRIME AE
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

CV22-026

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 attached sheet

Signature of Applicant

Date

3/25/22

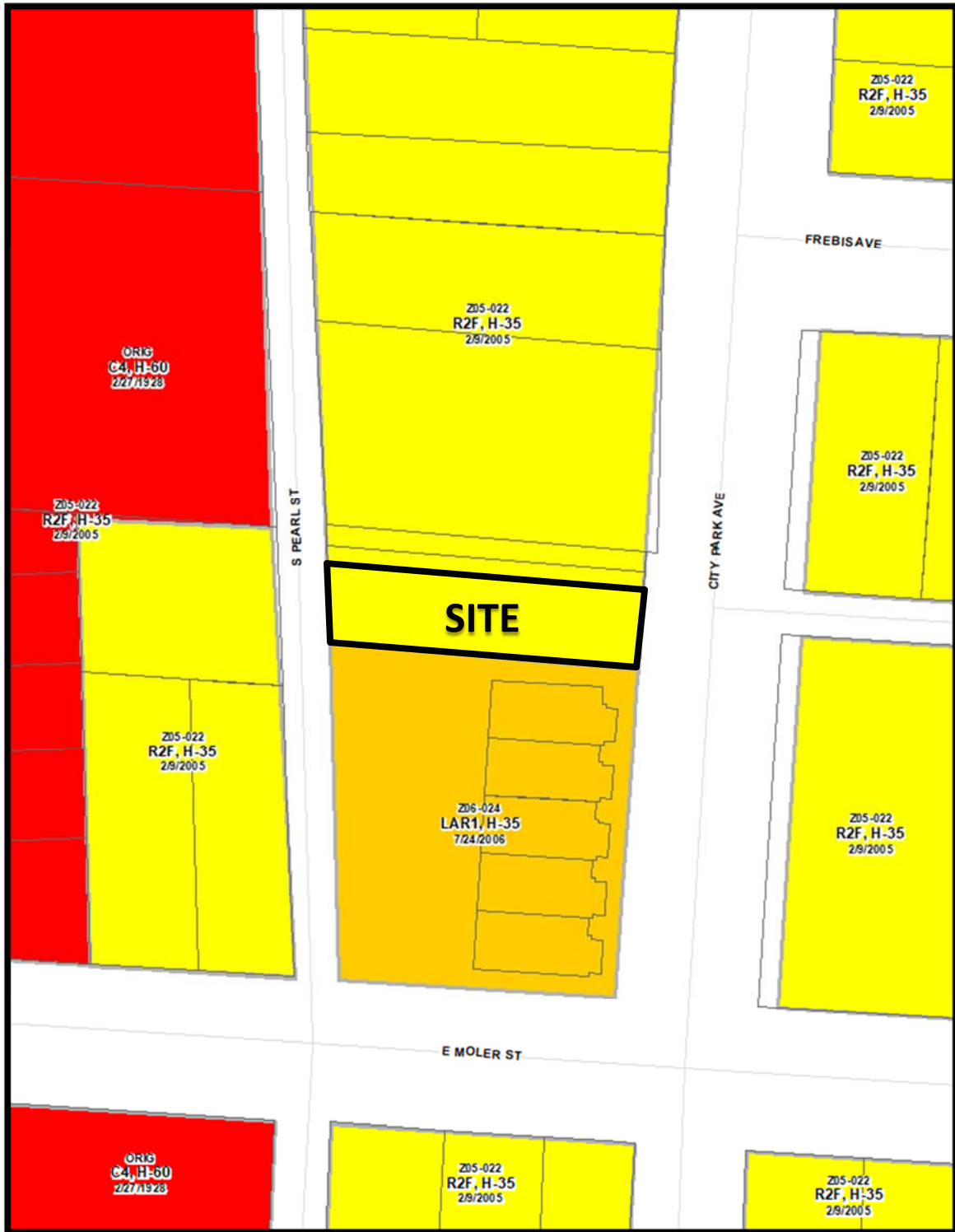
Modification of Development Standards Statement
1305 City Park

The applicant/owner is seeking the variances to allow the preservation of the existing historical house and provide additional housing in the neighborhood. The request contains variances to legitimize the existing historical house and allow the second house on the lot. The existing house fronts on South Pearl Alley and has a 2' setback off the Alley and a large rear yard that provides for ample space for the small proposed house. The proposal will not adversely affect the surrounding properties nor the neighborhood but will enhance the neighborhood by rehabbing the existing home and providing additional housing stock in the neighborhood. The granting of the requested variances will allow better utilization of the vacant portion of the existing while adding to the enhancement of the neighboring properties.

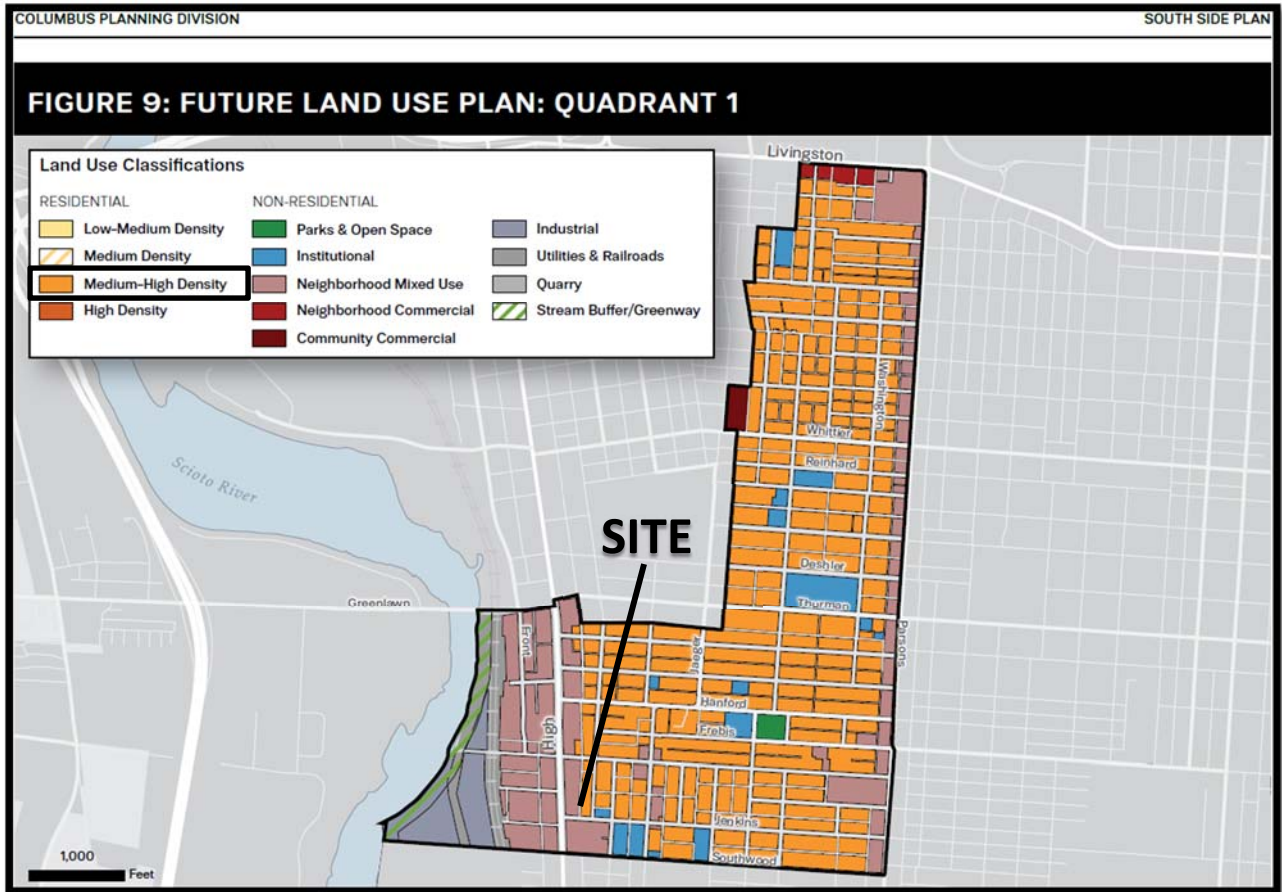
urbanland-citypark.ste (nct)
3/28/22 S:Docs

Modification of Development Standards List
1305 City Park

1. CCC 3332.037 (R-2-F) to permit a second single family home on the lot
2. CCC 3332.14 (R-2-F) to reduce the lot area from 6,000 sq. ft. to 3,072 sq. ft. and (a reduction of 2,928 sq. ft.) for both homes 1,536 sq. ft. per unit
3. CCC 3332.19 to allow the existing home to front on an alley
4. CCC 3332.05(A)(4) to reduce to lot width from 50' to 32' (a reduction of 18')
5. CCC 3332.26 to reduce the minimum side yard for both the existing home (south) and new home (south) from 3' to 1' (a 2' reduction)
6. CCC 3332.27 to decrease the rear yard area from 25% to 9% and to allow the existing house and the new house to share the reduced rear yard
7. CCC 3312.49 to reduce the number of required parking spaces from 4 to 2 (a reduction of 2 spaces)
8. CCC 3312.25 to reduce the maneuvering area from 20' to 18'8" (a reduction of 1'4")
9. CCC 3332.21(F) to allow a 5' encroachment of a 6" tall wall into a 10' building setback



CV22-026
1305 City Park Ave.
Approximately 0.09 acres



CV22-026
 1305 City Park Ave.
 Approximately 0.09 acres



CV22-026
1305 City Park Ave.
Approximately 0.09 acres

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

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 CV22-026

Address 1305 City Park Ave.

Group Name Columbus Southside Area Commission

Meeting Date May 24, 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:

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

11-0

Southside Area Commission

614-285-4901 x1100

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.

DEPARTMENT OF BUILDING
AND ZONING SERVICES**Council Variance Application**

111 N Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENTAPPLICATION #: CV22-026

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) Jackson B. Reynolds, III
 of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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. 1305 City Park Ltd. 5000 Arlington Centre Blvd., Suite 2165 Columbus, OH 43220 0 employees	2.
3. Shawn Bernowski 614-686-2012	4.

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

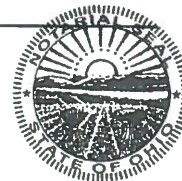
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 25th day of March, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Natalie C. Timmons
 Notary Public, State of Ohio
 My Commission Expires 09-04-2025

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