



## LANDMARK SURVEY GROUP, INCORPORATED

690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085  
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION
04/05/22	REVISE GARAGE (AB)
04/18/22	REVISE DRIVEWAY (AB)
05/31/22	MOVE GARAGE (AB)
07/12/22	MOVE GARAGE/ADD PATIO (AB)

ORDER NO. STEELE-00J0B02DATE: 01/28/22

FOR THE STEELE GROUP, LLC. HOUSE STYLE CUSTOM COUNTY OF FRANKLIN  
LOT/SUBDIVISION LOT 32 SECOND AMENDED PLAT OF HOFFMAN & MCGREWS ADD. CITY/TWP OF COLUMBUS  
ADDRESS 1105 EAST RICH STREET SCALE 1"= 20' DRAWN BY: AB  
MINIMUMS: R: 25% OF LOT AREA S: 3' BK: 2 PG: 200

*Jeffrey Steele*

8/23/2022

EAST RICH STREET 50'  
S 87°13'18" E

A TREE WILL BE PROVIDED PER THE  
SIZE REQUIREMENTS IN SECTION  
3321.13. THE FINAL LOCATION OF THE  
TREE WILL BE DETERMINED AT THE  
TIME THAT LANDSCAPING IS INSTALLED.

REAR YARD COVERAGE	
REAR YARD AREA	3175
LOT AREA	6348
% OF COVERAGE	0.50

LOT CALCULATIONS	
LOCATION	AREA S.F.
LOT	6348
HOUSE	1508
GARAGE	592
DRIVE	643
APPROACH	N/A
SER WALK	193
WALK	128
SOD	3709
LOT COV	23.75%

LOT CALCULATIONS ARE FOR  
ESTIMATING PURPOSES ONLY  
AND SHOULD BE VERIFIED BY  
THE BUILDER OR CONTRACTOR.

## PLOT PLAN LEGEND

	POWER POLE
	LIGHT POLE
	MAILBOX
	CATCH BASIN
	CURB INLET
	STORM MANHOLE
	SANITARY MANHOLE
	SANITARY LINE
	FIRE HYDRANT
	W.M. WATER MAIN
	B/C BACK OF CURB
	(BMC) BENCH MARK
	XXX.X PROPOSED GRADE
	XXX.X EXISTING GRADE

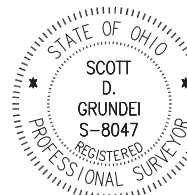
THIS PROPERTY IS LOCATED IN  
FLOOD ZONE X (DUE TO LEVEE).  
MAP NO. 39049C 0309K.  
EFF. DATE: 06/17/2008.

## \*STABILIZE CONSTRUCTION ENTRANCE.

GENERAL STANDARD	
POURED WALL =	9'
FINISH FLOOR =	796.50
TOP OF FOUNDATION =	795.50
FINISH GRADE =	794.50
GARAGE PAD =	794.50
BASEMENT FLOOR =	787.00
TOP OF FOOTER =	786.50
DRIVE SLOPE DISTANCE =	20.00

BUILDER TO INSTALL AND MAINTAIN  
EROSION CONTROL THROUGHOUT ALL  
PHASES OF CONSTRUCTION. FIELD  
MODIFICATIONS MAY BE NECESSARY.

WE HEREBY CERTIFY THAT THE FOREGOING  
PLOT PLAN WAS PREPARED FROM  
INFORMATION PROVIDED BY THE CLIENT  
AND DATA OBTAINED FROM ENGINEERED  
SUBDIVISION PLANS. THIS PLOT PLAN IS  
TO BE USED BY THE CLIENT FOR THE  
SOLE PURPOSE OF OBTAINING A BUILDING  
PERMIT. THE USE OF THE PLOT PLAN FOR  
ANY OTHER USE IS STRICTLY PROHIBITED.



*Scott D. Grundei* 01/28/22  
SCOTT D. GRUNDEI, P.S.  
REGISTERED SURVEYOR NO. 8047

"SITE PLAN"

### STATEMENT OF HARDSHIP

This is a new-build single-family home that is under construction. We would like to add a two-car garage/carriage house on the south end of the property. The new carriage house will have overhead doors on the south façade. There will be an additional parking space to the east of the garage as expressly requested by the Near East Area Commission. This parking space results in a variance being needed for side or rear yard obstruction by the pavement for the parking space.

The use variance is required because a single-family home and a carriage house are not permitted on a single lot in the R3 district. A fronting variance is required for the carriage house on the alley. There is a precedent for other carriage houses in this area, so we feel this proposed carriage house is compatible the surrounding area.

Even with the addition of the new carriage house, we are only occupying 23.75% of the lot area so the density is compatible with building code and other homes nearby. The lot width variance is required to legitimize the existing condition, and the lot width is similar to other homes in the neighborhood.

We feel our variance requests are reasonable given the context of the area and the homes are in scale/keeping with other homes in the neighborhood. The overall investment the owner is making to the property will be an asset to the neighborhood.

The delivery of government services will not be impacted by this proposal. The owner purchased this property aware that zoning variances would be required but with the knowledge that similar uses existing in the neighborhood and similar variances have been granted.

1105 E Rich Street

010-008952

Residential R3, H-35

Near East Area Commission

Hoffman & McGrew

Lot Area – 6,348 SF

Single Family Home Area – 1,508 SF

Proposed Carriage House Footprint – 592 SF

Building Cover – 2,100 SF OR 33.1%

Rear Yard 3,175 SF or 50% (required rear yard is 25% per bldg., none provided for carriage house)

Lot area for the purpose of computing density is 3x the width x the width or 4,180.1 SF

20% of the lot width is 7.47'

Parking Calculations:

Required Parking 2/dwelling unit x 2 units = 4 spaces required. 4 spaces are provided.

### PROPOSED VARIANCES

3332.035 R3 Residential District: To allow for a single family home (in construction) and a single family carriage house on a single lot in a R3 district.

3332.05 Area district lot width requirements: to allow for a 37.33' wide lot (existing) in an R3 district in lieu of the required 50'.

3332.13 R3 Area District Requirements: To allow for two single family units on 4,180 SF counts towards density whereas 5000 SF per primary dwelling unit is permitted.

3332.18 (D) Basis of computing area: To allow for two single family units to occupy 2100 SF or 50.2% of the lot whereas 50% or 2,090 SF is permitted.

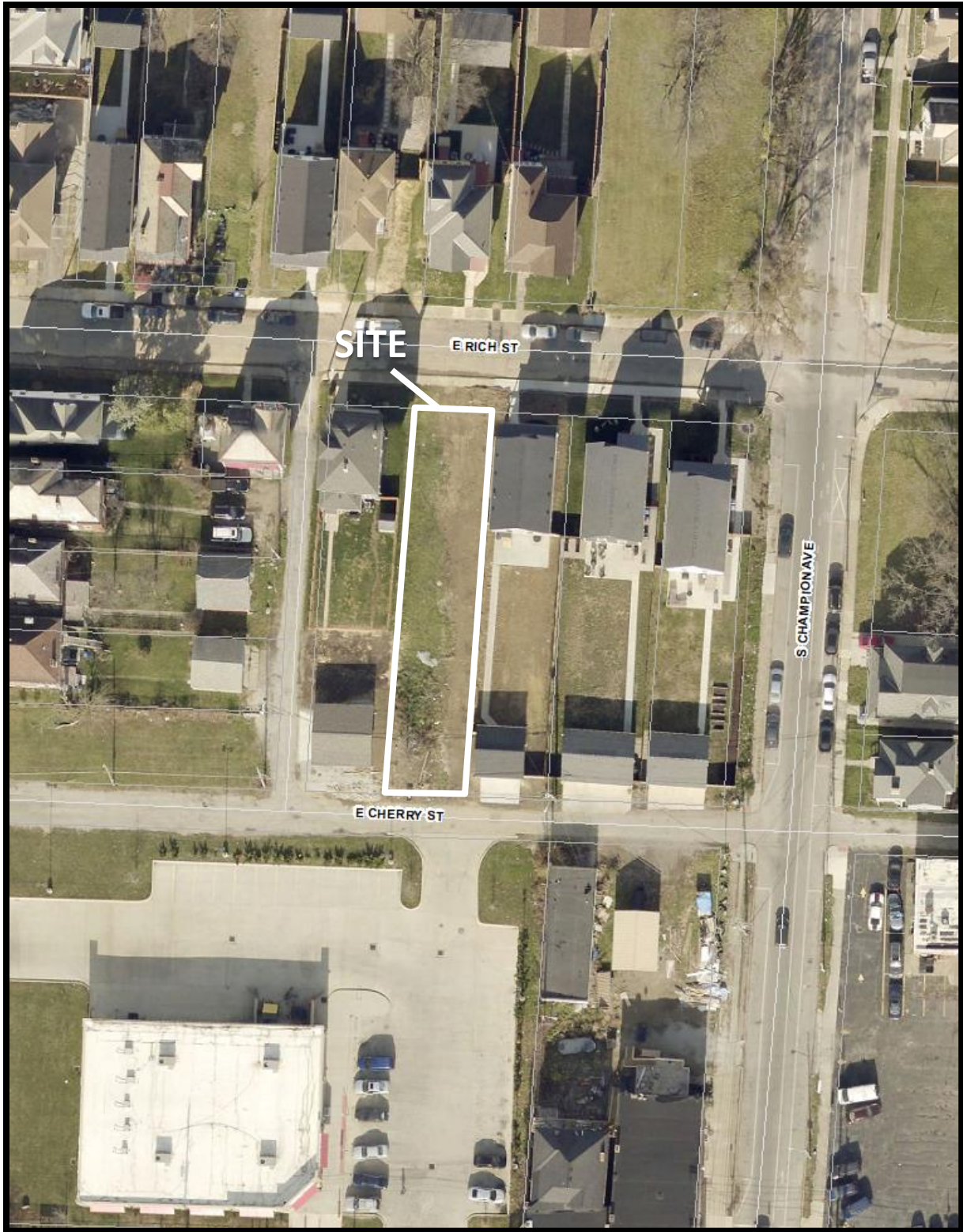
3332.19 Fronting: To allow for new single family carriage unit to not front a public street and to front alley to south.

3332.27, Rear yard, requires a rear yard totaling no less than 25 percent of the total lot area, while the applicant proposes no rear yard for carriage house.

3332.28 Side or rear yard obstruction: requires the area in the side or rear yard to be open from the finished grade to the sky, while the applicant proposes pavement for a parking space within the required eastern side yard of the carriage house



CV22-035  
1105 E. Rich St.  
Approximately 0.13 acres



CV22-035  
1105 E. Rich St.  
Approximately 0.13 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** CV22-035

**Address** 1105 E Rich St

**Group Name** NEAR EAST AREA COMMISSION

**Meeting Date** 7/14/2022

**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:**

NEAC is appreciative that the developer was willing to change the plan to accommodate a third off street parking spot.

**Vote**

**Signature of Authorized Representative**

**Recommending Group Title**

**Daytime Phone Number**

8-0-4

Chair

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

111 N Front Street, Columbus, Ohio 43215

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

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: \_\_\_\_\_

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) Jeffrey Steele

of (COMPLETE ADDRESS) 2320 Red Oak St., Lewis Center, OH 43035

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. BuildTen LLC; 1369 Fair Ave., Columbus, OH 43205; Contact: Jeffrey Steele 614-696-0438	2.
3.	4.

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

SIGNATURE OF AFFIANT

*Jeffrey Steele*

Sworn to before me and signed in my presence this 15<sup>th</sup> day of April, in the year 2022

SIGNATURE OF NOTARY PUBLIC

*Johnathan Hill*

My Commission Expires

01-09-2027

Notary Seal Here



**JOHNATHAN HILL**  
Notary Public, State of Ohio  
My Comm. Expires Jan. 9, 2027

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