

Left Elevation
SCALE: 3/32" = 1'-0"

Right Elevation
SCALE: 3/32" = 1'-0"

Front Elevation
SCALE: 3/16" = 1'-0"

Rear Elevation
SCALE: 3/32" = 1'-0"

(G) CEILING OVERHANG
SCALE: 1/2" = 1'-0"

FIELD NOTES

THE FOLLOWING ITEMS ARE TO BE SITE-INSTALLED AND ARE NOT PART OF INDUSTRIALIZED UNIT AUTHORIZATION. ALL CONSTRUCTION BELOW THE INDUSTRIALIZED UNIT EXTERIOR SIDING ON SIDE ELEVATIONS FOR PORCHES DOORWAY LANDINGS GARAGE

Jordan Henderson, Project Manager
Jordan Henderson
6/25/2021

Stacy Ruddy
8-17-22

CTD4.DWG
BKC 05/05/2021

Exterior Elevations

Nationwide Homes

SCALE: (C) 2021 Under All Rights Reserved

REVISION DATE

U BILT

Unihilt Industries, Inc. Custom Two-Story Duplex 70



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.

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 Appendix 1 for Statement of Hardship.

Signature of Applicant

Date

1/24/2022

STATEMENT OF HARDSHIP

Property Address: 245 Reeb Avenue

Applicant: Healthy Rental Homes LLC

The subject property is located along Reeb Avenue west of the 8th Street. The property is in the process of being rezoned to R2-F zoning district and is currently partially improved with an existing building. The applicant is proposing to develop the property to add four two-story, two-family dwellings.

To the north are existing residential homes; to the east is 8th Street; to the west are existing residential homes and to the south are existing residential homes.

The applicant is requesting a variance from Section 3332.25 to reduce the required maximum side yard of seven and forty-five hundredths (7.45) feet for Lot 1, seven and three tenths (7.3) feet for Lots 2 and 3, and seven and five tenths (7.5) feet for Lot 4 to allow for the maximum side yard to be six (6) feet. The applicant cannot maintain the required maximum side yard per lot as a result of the width of the lots, which is consistent with existing lot widths in the area.

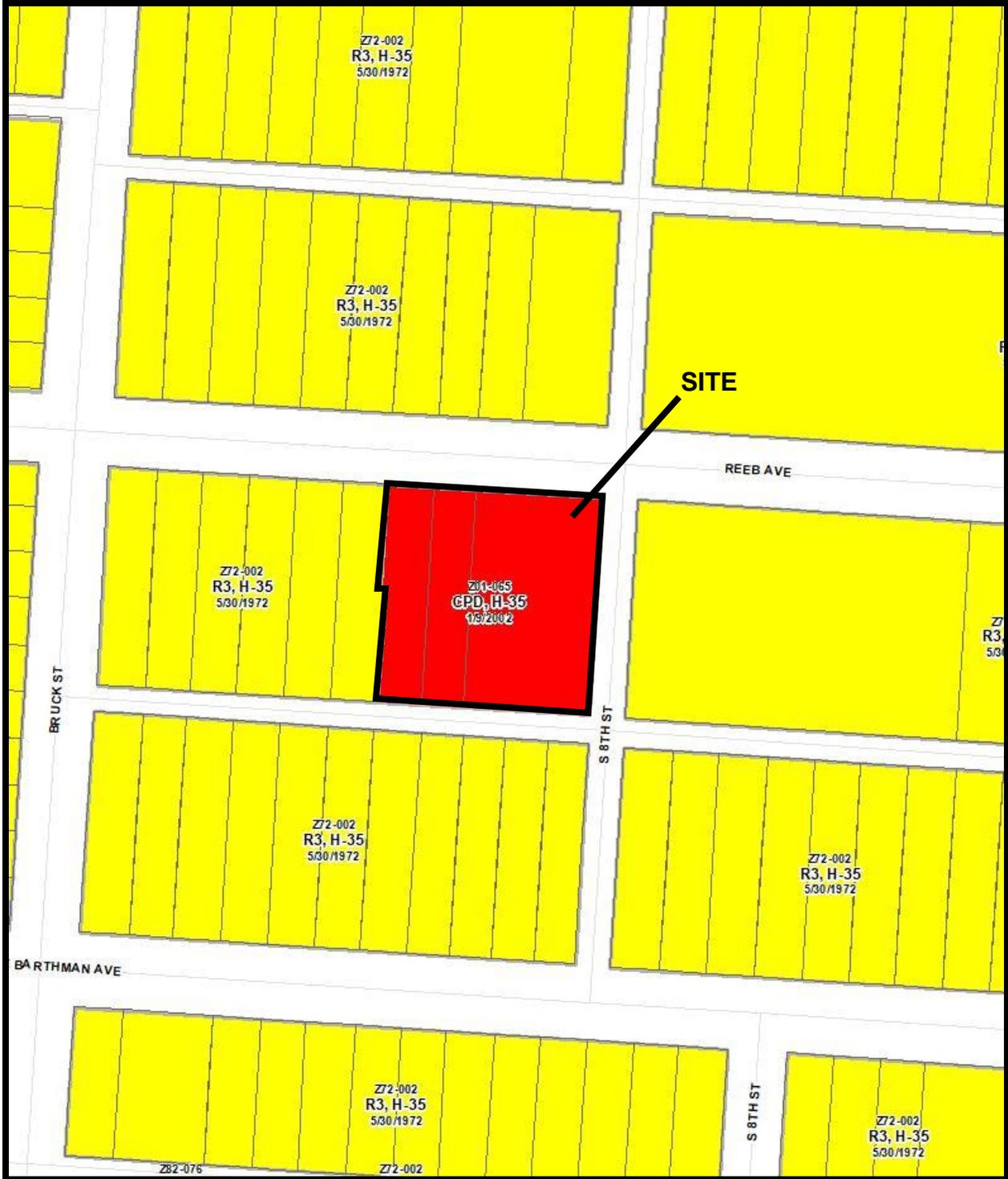
The applicant is requesting a variance from Section 3332.26(C)(3) to reduce the required minimum side yard of five (5) feet to allow a minimum side yard of three (3) feet. The applicant cannot maintain a five (5) foot minimum side yard per lot as a result of the widths of the lots, which is consistent with existing lot widths in the area.

The applicant is requesting a variance from Section 3332.05(A)(4) to reduce the required lot width of fifty (50) feet to allow for a lot width of thirty-five (35) feet. The applicant cannot maintain a lot width of fifty (50) feet for the four two-story, two-family dwellings because of the size of the lots, which is consistent with existing lot widths in the area.

The applicant is requesting a variance from Section 3332.14 to reduce the required lot square footage of a two-story, two family dwelling from three thousand (3,000) square feet per dwelling unit to allow for a two-story, two family dwelling to be situated on a lot of no less than one thousand eight hundred (1,800) square feet per dwelling unit. The applicant cannot maintain three thousand (3,000) square feet per dwelling unit because of the width of each lot, which is consistent with existing lot widths in the area.

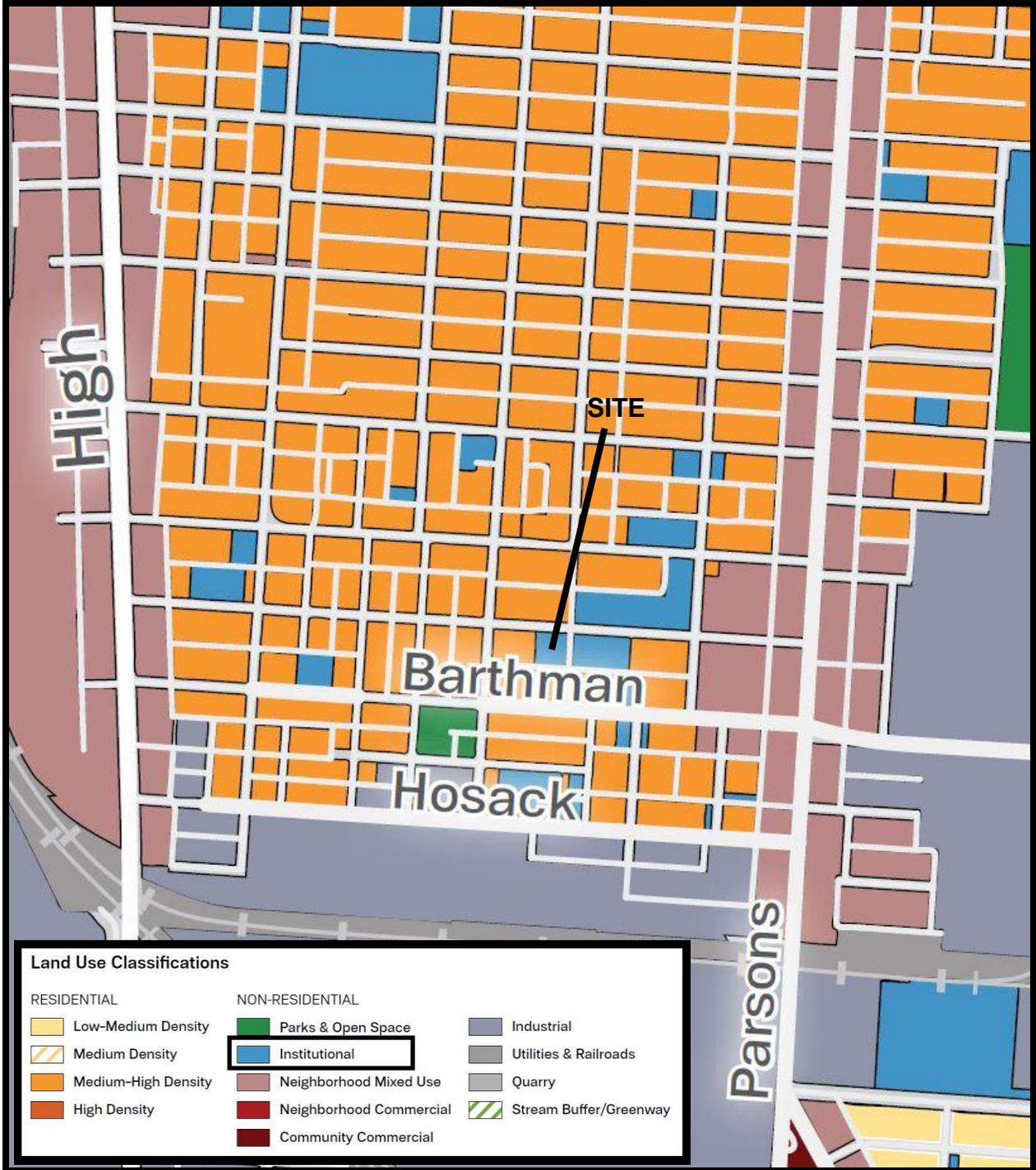
The grant of the above variances will not be injurious to the neighboring properties nor have any negative impact on city services.

 P-17-28
Elizabeth Seedorf, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, Ohio 43215
Phone: 614-464-6363
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Email: easeedorf@vorys.com

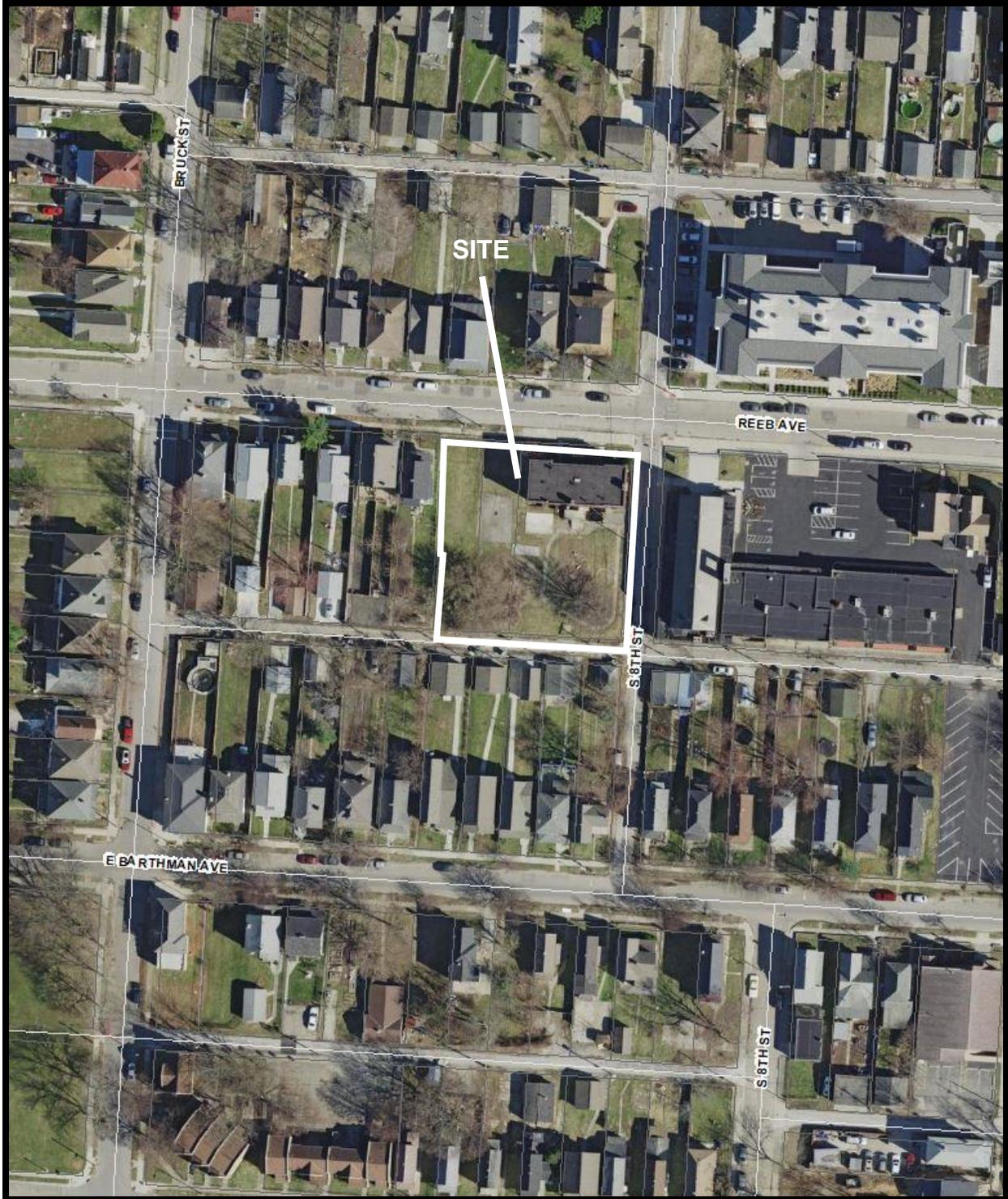


CV22-003
245 Reeb Ave.
Approximately .51 acres

South Side Plan (2014) – “Institutional” Recommended



CV22-003
245 Reeb Ave.
Approximately .51 acres



CV22-003
245 Reeb Ave.
Approximately .51 acres



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 / NEIGHBORHOOD GROUP
(PLEASE PRINT)

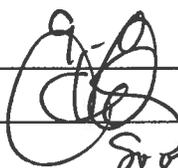
Case Number CV22-003
 Address 245 Reeb Ave
 Group Name Columbus South Side Area Commission
 Meeting Date May 26, 2022

- 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 SOUTH SIDE AREA COMMISSION
 Daytime Phone Number 614-285-4901 X1106

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.

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DEPARTMENT OF BUILDING
AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-003

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) Elizabeth Seedorf, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, Ohio 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. Healthy Rental Homes LLC PO Box 77499 Columbus, Ohio 43207	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Elizabeth Seedorf*

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

[Signature]
SIGNATURE OF NOTARY PUBLIC

12/11/2024 Notary Seal Here
My Commission Expires



Daniel Chastant
Notary Public, State of Ohio
My Commission Expires
December 11, 2024

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