



franklin avenue concept
PROPOSED DESIGN PACKAGE | SEPTEMBER 2022
FINAL SITE PLAN RECEIVED 10.19.22 SHEET 1 OF 1 CV22-076

parking 04 spaces required (1.5 spaces / unit)
06 spaces provided (surface)

Statement of Hardship

1442 Franklin Avenue, Columbus Ohio 43205

Hardship:

The subject parcel is located at 1442 Franklin Avenue, Columbus Ohio 43205. The applicant will be pursuing new construction of a 4-unit dwelling on the currently vacant parcel requiring the following variances. The parcel is currently zoned R-3 for residential. The proposal is for the site to contain a 4 unit dwelling, consisting of 2x 1 bed units and 2x 2 bedroom units in the 2 ½ story 3,817 square foot property. The rear of the property would include 5 parking spots to ensure future tenants have off street parking.

Variance Request

1. 3332.035 R-3 use, to allow the construction of a 4 unit dwelling
2. 3332.05 (A4) Lot width, which requires a lot be 50 feet wide or more. Lot width is 36 feet
3. 3332.13 Lot area requirements, which requires a single-family dwelling in R zoning to have a lot area of no less than 5000 square feet, to allow the existing condition of 3,888 square feet per calculation required in 3332.18C.

Respectfully,

Colin Carter

Colincarter409@gmail.com

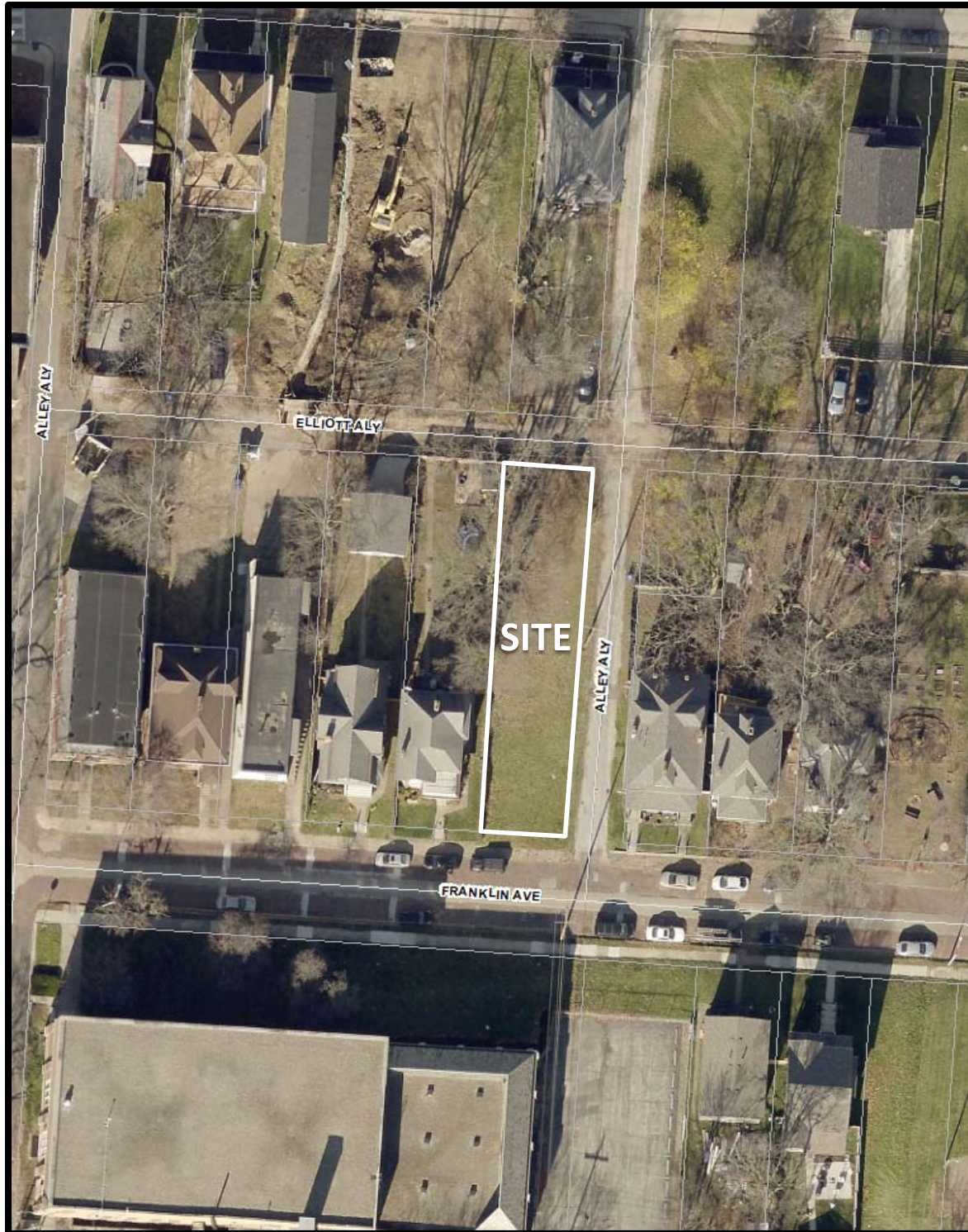
614-619-0798

A handwritten signature in black ink, appearing to read 'Colin Carter', with a stylized, cursive script.

10-20-22



CV22-076
1442 Franklin Ave.
Approximately 0.13 acres



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1442 Franklin Ave.
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 CV22-076

Address 1442 FRANKLIN AVE.

Group Name NEAR EAST AREA COMMISSION

Meeting Date 10/13/2022

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

12-0-1
[Signature]
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.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-076

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



Kimberly Mantle
Notary Public, State of Ohio
My Commission Expires 2-11-2025

Being first duly cautioned and sworn (NAME) Colin Carter
of (COMPLETE ADDRESS) 1475 North 6th Street, Columbus Ohio 43201
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. Evergreen Strategic Ventures LLC 2178 Castle Crest Drive Worthington Ohio 43085 | 2. |
| 3. | 4. |

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

SIGNATURE OF AFFIANT

Colin Carter

Sworn to before me and signed in my presence this 26th day of July, in the year 2022

Kimberly Mantle
SIGNATURE OF NOTARY PUBLIC

2-11-2025

My Commission Expires

Notary Seal Here

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