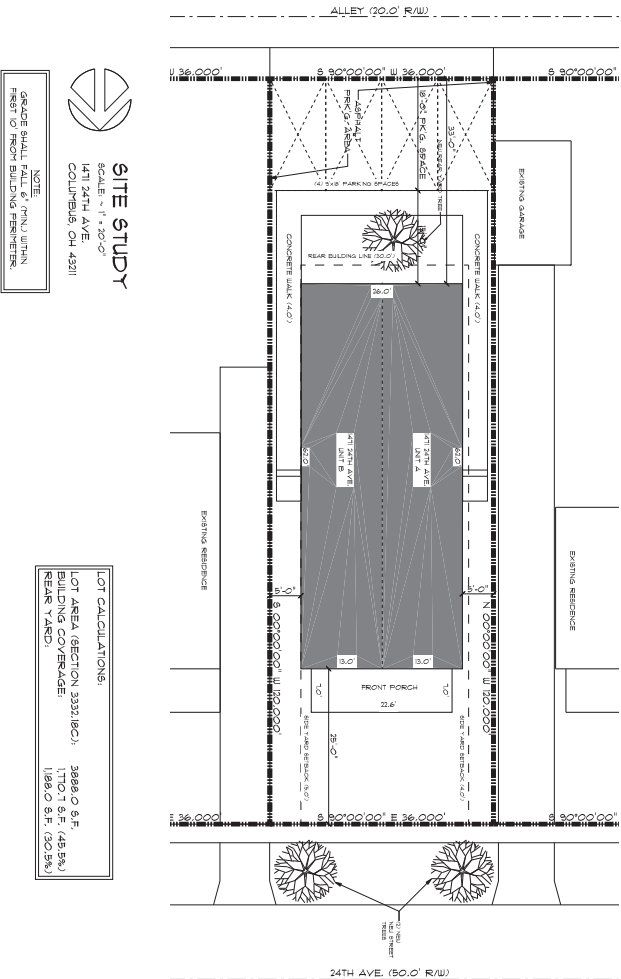


FINAL SITE PLAN RECEIVED 11/7/22 SHEET 1 OF 1 CV22-106



11/7/2022

CS.2

THE CITY OF COLUMBUS, OHIO, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION, HAS REVIEWED THIS SITE PLAN FOR CONFORMANCE WITH THE CITY OF COLUMBUS, OHIO, ZONING ORDINANCE, CHAPTER 154.00, AND THE CITY OF COLUMBUS, OHIO, SUBDIVISION MAP ACT, CHAPTER 163.00. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS NOT A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS NOT A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

TWIN MARKET RESIDENCE
1471 24TH AVE
COLUMBUS, OH 43211

SITE STUDY

CLIENT: [REDACTED]
DATE: 11/7/2022
BY: [REDACTED]

DESIGNER: [REDACTED]
DATE: 11/7/2022
BY: [REDACTED]

REVIEWER: [REDACTED]
DATE: 11/7/2022
BY: [REDACTED]

APPROVED: [REDACTED]
DATE: 11/7/2022
BY: [REDACTED]

RESIDENTIAL
DESIGN SOLUTIONS
1471 24TH AVE
COLUMBUS, OHIO 43211
760.450.1234
WWW.DESIGNSOLUTIONS.COM



November 7, 2022

City of Columbus
Department of Building and Zoning Services
111 N. Front St.
Columbus, OH 43215

Re: 1471 Twenty Fourth Ave., Columbus, OH 43211
Statement of Hardship

This application is made under provisions of Section 3307.10 Columbus City Code - Variances by City Council. This is in support of the Owners request for the following variances:

- 1) Permitted Used, Section 3332.035: R-3 area district requires single family dwelling or building. We request to build a two-family dwelling.
- 2) Lot Size needed, Section 3332.13: R-3 area district requires each single unit dwelling or building to have a lot no less than 5,000 square feet. Section 3332.05 requires a 50 foot lot width. This property has a 36 foot lot width and 4,320 square foot lot size, reduced to 3,888 square feet per Section 3332.18C.
- 3) Side or Rear Yard Obstruction, Section 3332.28: for both the west and east side yards, to permit the concrete walk as shown from rear parking to side entries.

The Owner wishes to build a new two story, two-family dwelling on a vacant lot. The Owner believes this project will provide much needed affordable housing to the area. The building conforms to zoning requirements, fitting within the required setbacks and the lot coverage requirements for a single family structure. The only variances of note required is for allowing the 2-family dwelling, and allowing for the concrete walks within the side yard setbacks.

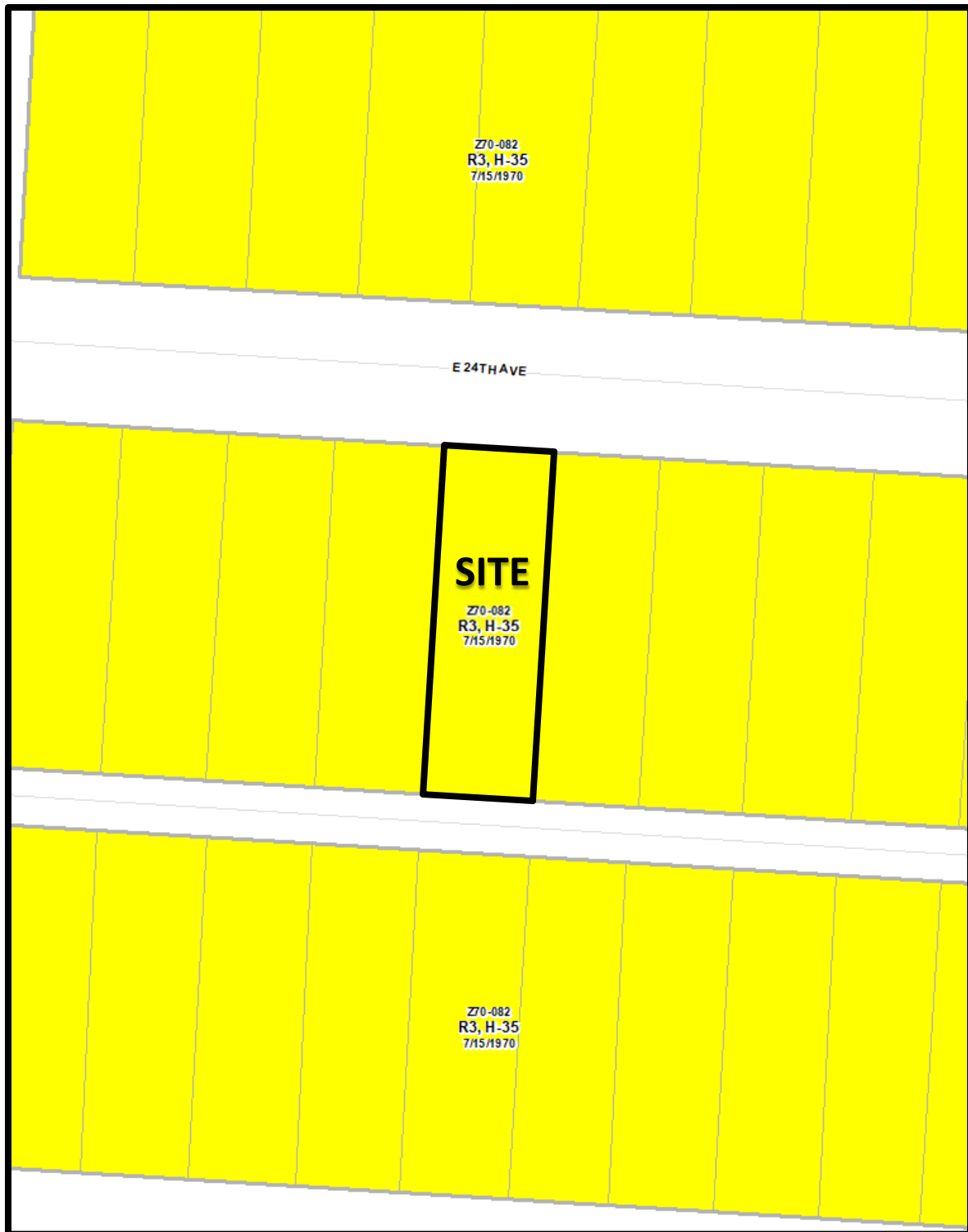
We believe this project is an improvement from the current use of the property, will not deter from the character or aesthetics of the neighborhood, nor harm any neighbor in its construction.

We have attached to this application a Site Plan showing the proposed new structure as well as design drawings of the proposed dwelling elevation.

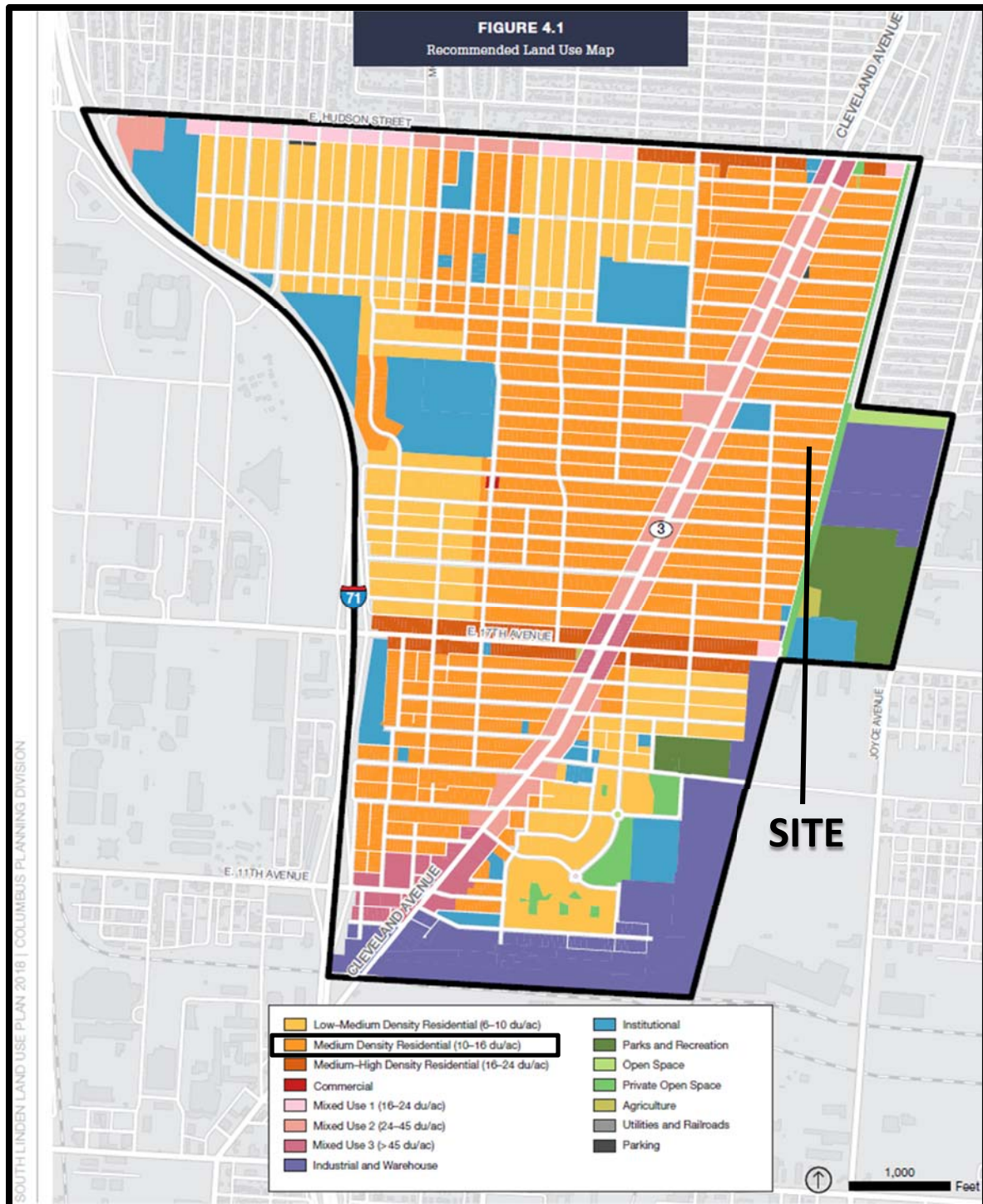
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Dominic Luppino", with a stylized flourish at the end.

Dominic Luppino, CPBD
Residential Designed Solutions



CV22-106
1471 24th Ave.
Approximately 0.10 acres



CV22-106
1471 24th Ave.
Approximately 0.10 acres



CV22-106
1471 24th Ave.
Approximately 0.10 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 / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV22-106

Address 1471 24th Ave

Group Name South Linden Area Commission

Meeting Date Tuesday, October 18, 2022

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation ☒ Approval
(Check only one) ☐ Disapproval

Meets compliance with the One Linden Community Plan (One Linden. Our Community. Our Future) as follows:

LIST BASIS FOR RECOMMENDATION:

1. Satisfies "affordability" based on Housing & Urban Development (HUD) 1986 Guidelines
2. Compliments existing designs for two story two-family duplex dwellings within the community
3. Improves density towards meeting anticipated population increase according to Mid-Ohio Regional Planning Commission (MORPC) 2050 Report

With 8 Area Commissioners in attendance Quorum is Met. The South Linden Area Commission convened its regularly scheduled meeting this date. Having heard statements made, reviewed supporting documentation, and engaged meaningful discussions to clarify and satisfy concerns, Commissioner Wade moved, with a second from Commissioner Erkins, to issue its **RECOMMENDATION OF APPROVAL** on all variance request(s) as revised for submission to the Building & Zoning Services. The Chair opened for additional questions and hearing none, called for the Voice Vote as follows:

Voice Vote Approval: Motion Passed with 8 In FAVOR; ___ Abstention(s); ___ Opposition(s)

☐ Duckworth
☐ Erkins
☐ Ferguson

☐ Jamison
☐ Makinde
☐ K. Wade

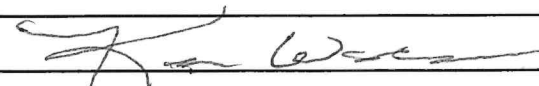
☐ T. Wade
☐ Williams
☐ Vacant Seat

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number


SOUTH LINDEN AREA COMMISSION
(614) 984-7575

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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-106

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) Dominic Luppino, Residential Designed Solutions
of (COMPLETE ADDRESS) 7844 Flint Rd., Columbus, OH 43235

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. Charles Wooden, Strongbridge Global LLC (614)209.6776; 1209 Hill Rd., Pickerington OH 43147; Zero (0) Employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 29th day of September, in the year 2022

Sam Miller
SIGNATURE OF NOTARY PUBLIC

8-8-26
My Commission Expires

Notary Seal Here



SAM J MILLER
Notary Public, State of Ohio
My Commission Expires
08/08/2026

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