

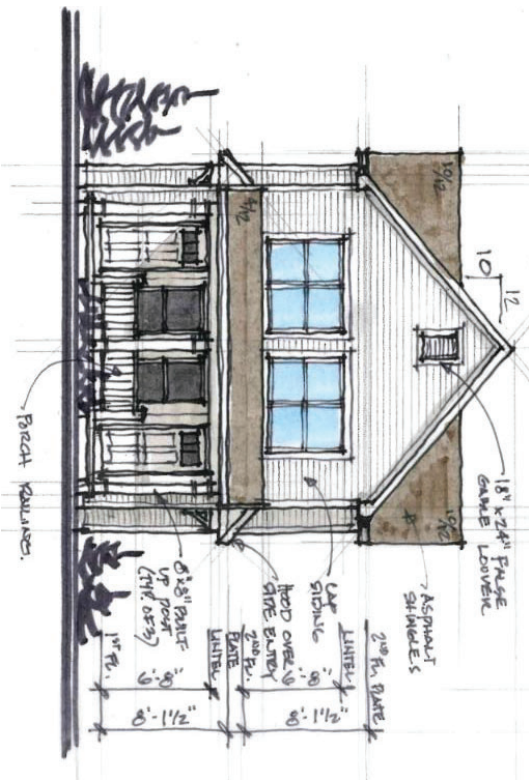


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Twin Residence

Aberdeen Ave., Columbus, OH 43211



Front Elevation
Scale: 1/8"=1'-0"

(Scalable at 11"x17" Sheet Size)



Rear Elevation
Scale: 1/8"=1'-0"

July 21, 2022
Revised: Oct. 27, 2022

RESIDENTIAL
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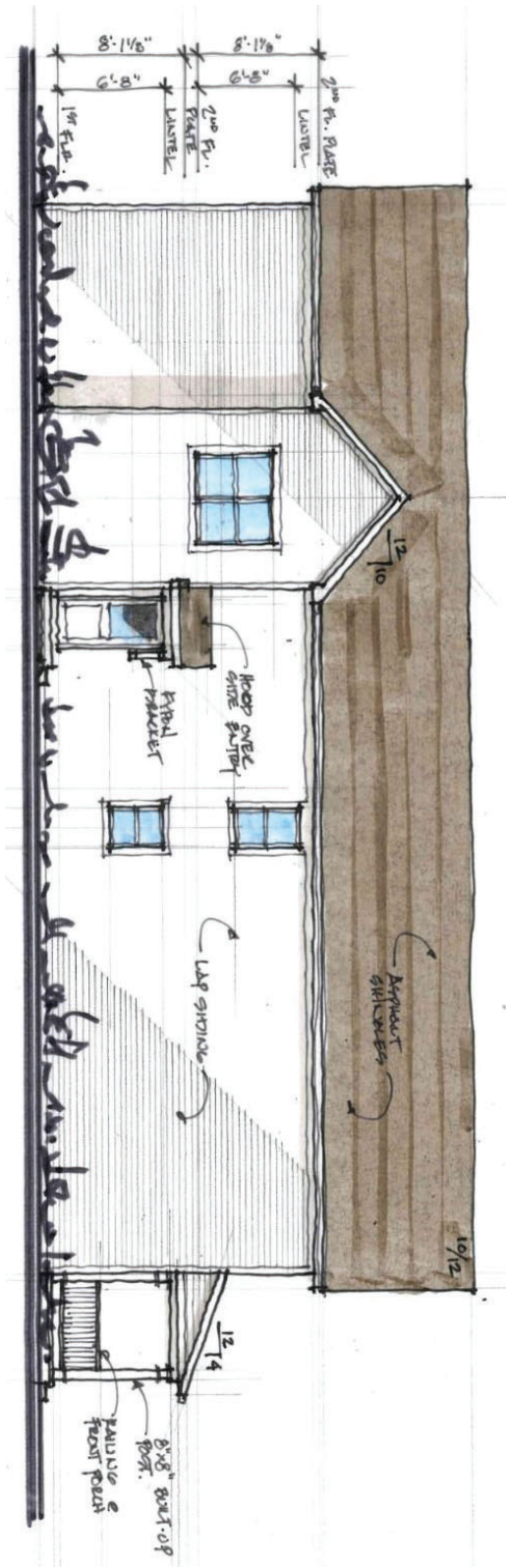
Residential Design Solutions
11/7/2022

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Twin Residence

Aberdeen Ave., Columbus, OH 43211



Left Side Elevation
(Right Side Elevation Similar/Reverse)
Scale: 1/8"=1'-0"

July 21, 2022
Revised: Oct. 27, 2022

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September 26, 2022

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

Re: 1371 Aberdeen 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 feet lot width. This property has a 33.3 foot lot width and 4,666.2 square foot lot size, reduced to 3,326 square feet per Section 3332.18C.
- 3) Parking Spaces, Section 3312.49: 2 spaces per unit are required. Due to lot width 3 parking spaces are provided in the rear yard.

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 3 parking spaces instead of the required four parking spaces (2 per unit).

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.

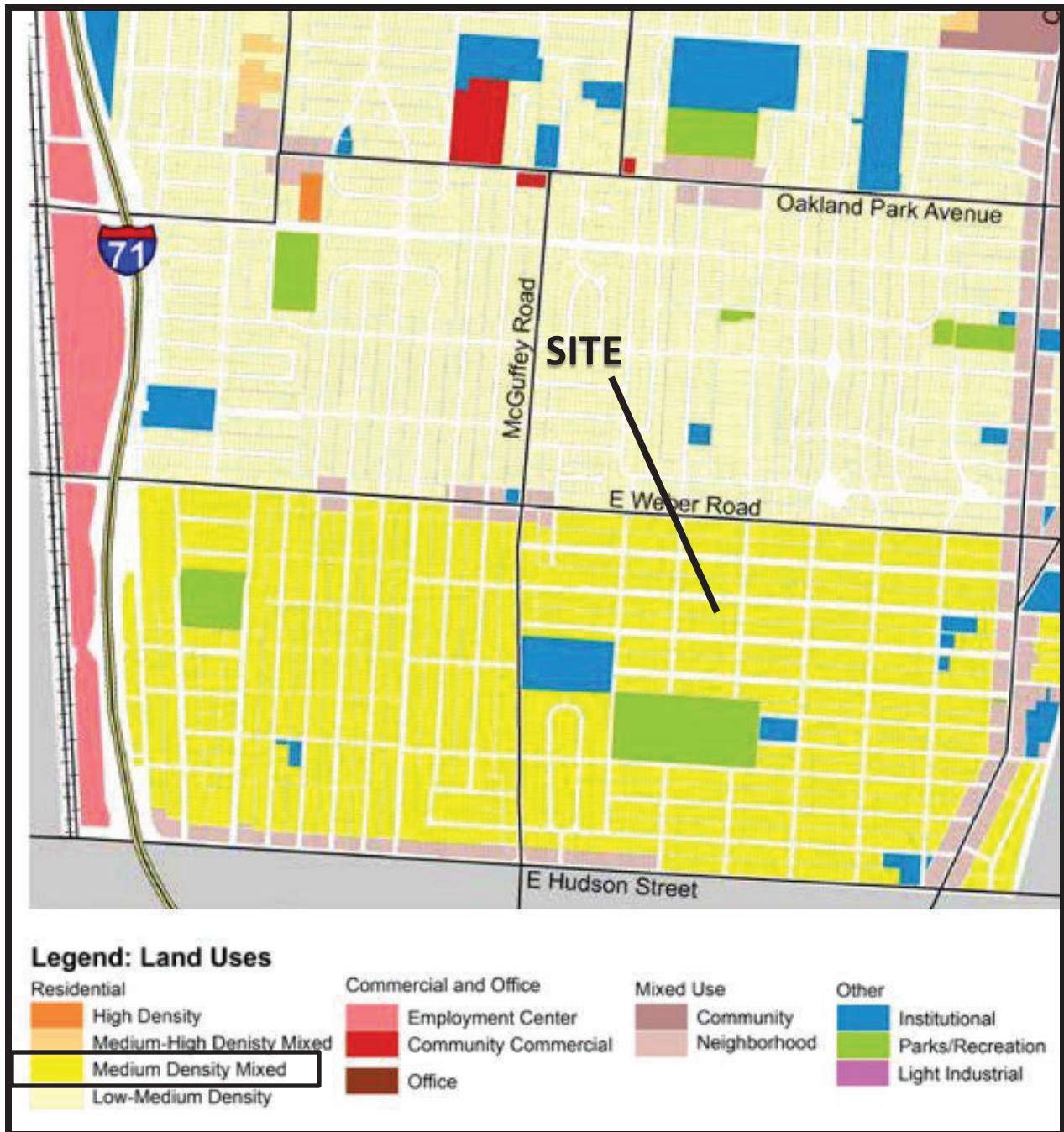
Respectfully submitted,



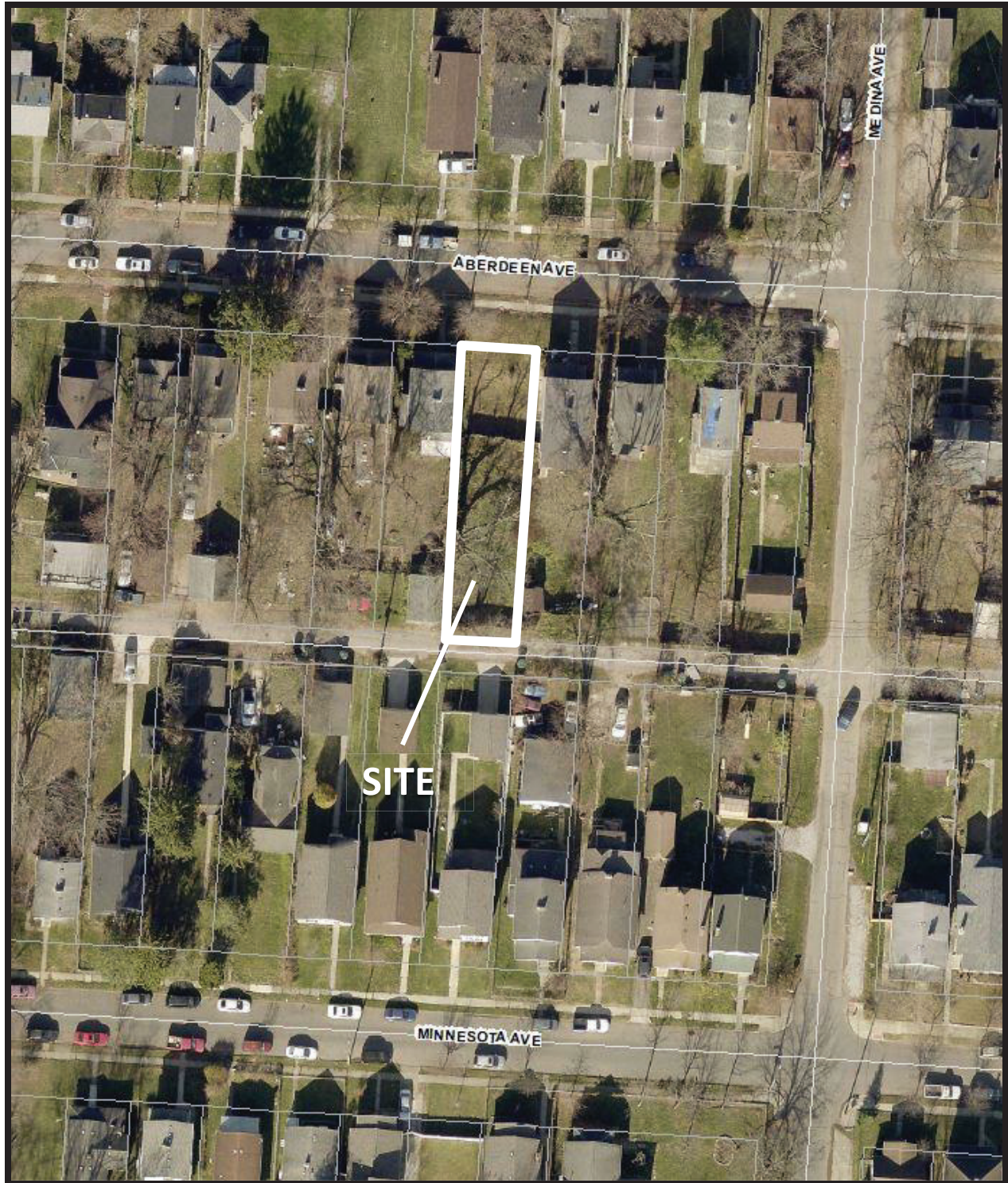
Dominic Luppino, CPBD
Residential Designed Solutions



CV22-080
1371 Aberdeen Ave.
Approximately 0.11 acres



CV22-080
1371 Aberdeen Ave.
Approximately 0.11 acres



CV22-080
1371 Aberdeen Ave.
Approximately 0.11 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 CV22-080

Address 1371 Aberdeen Ave., Columbus, OH 43211

Group Name North Linden Area Commission

Meeting Date October 20, 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 unanimous

Signature of Authorized Representative *Carol Perkins - Chair NLAC*

Recommending Group Title North Linden Area Commission

Daytime Phone Number 614-439-5195

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 #: CV22-080

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. Courtney Musick, Musick Properties LLC (614.209.6776); 27 Langtree Dr., 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 15th day of August, in the year 2022

SIGNATURE OF NOTARY PUBLIC

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.