

GENERAL NOTES

1. ALL DRAWINGS AND SPECIFICATIONS SHALL BE FOR THE PROJECT AND SHALL BE THE PROPERTY OF THE ARCHITECT. ANY REVISIONS OR CHANGES TO THE DRAWINGS SHALL BE MADE IN WRITING AND SHALL BE THE PROPERTY OF THE ARCHITECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL CHECK ALL REVISIONS AND CORRECTIONS TO THE DRAWINGS AND SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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REVISIONS

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PROJECT NAME:
RICH STREET TOWNHOUSES

85% CONSTRUCTION DOCUMENTS

SITE DATE: 05.24.2024

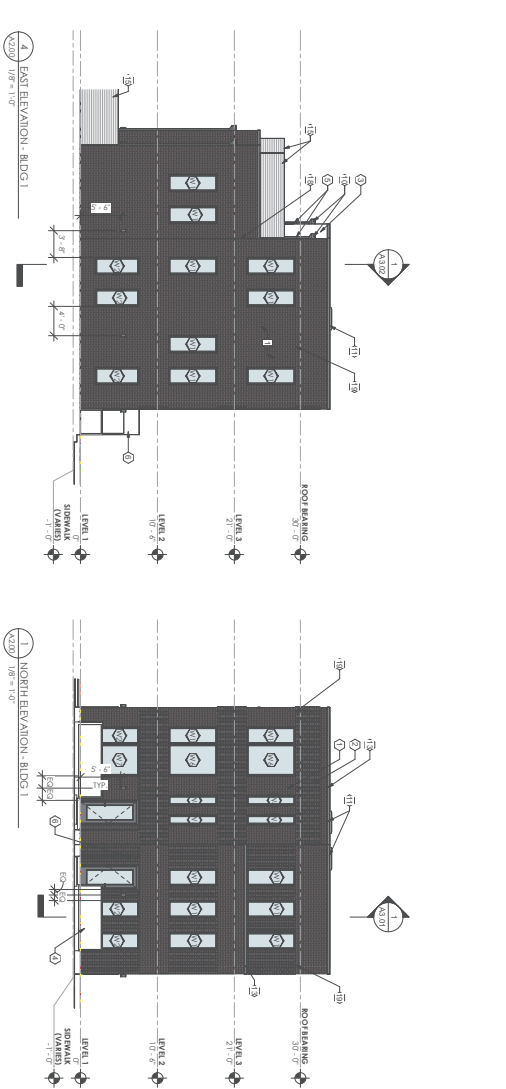
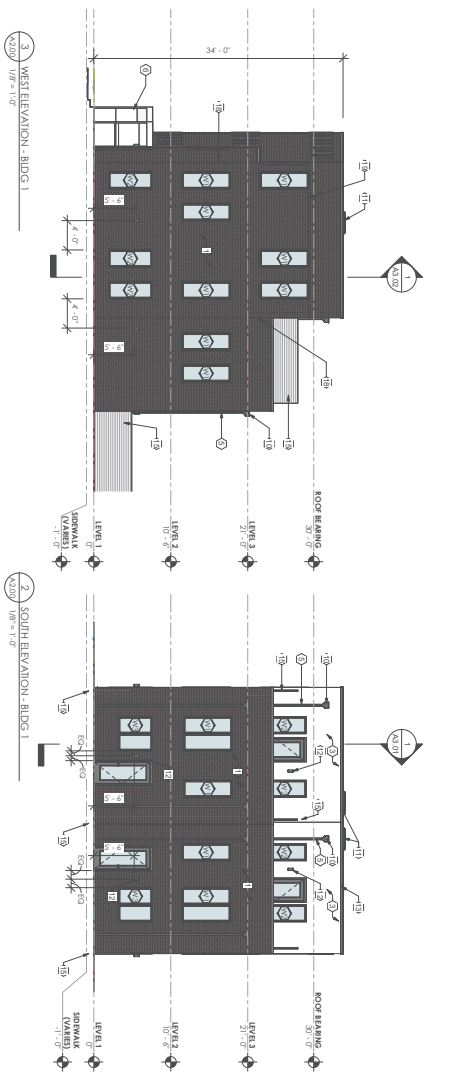
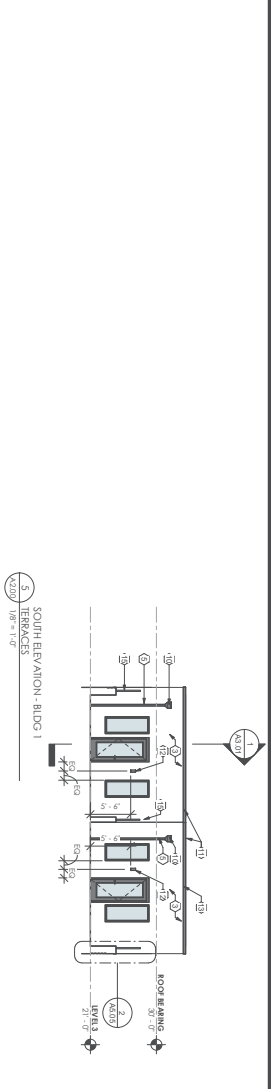
ARCHITECTURAL SITE PLAN

A0.01

CV24-012 Final Received 5/31/2024 Page 1 of 4

14-024-2024-11-27 PM © 2024 JONATHAN BARNES ARCHITECTURE & DESIGN, LTD.

J. Barnes
5-31-24



- EXTERIOR CORNER NOTES**
1. FINISH BRICK, 12\"/>

#	DATE	REVISION DESCRIPTION

PROJECT NAME:
RICH STREET TOWNHOUSES

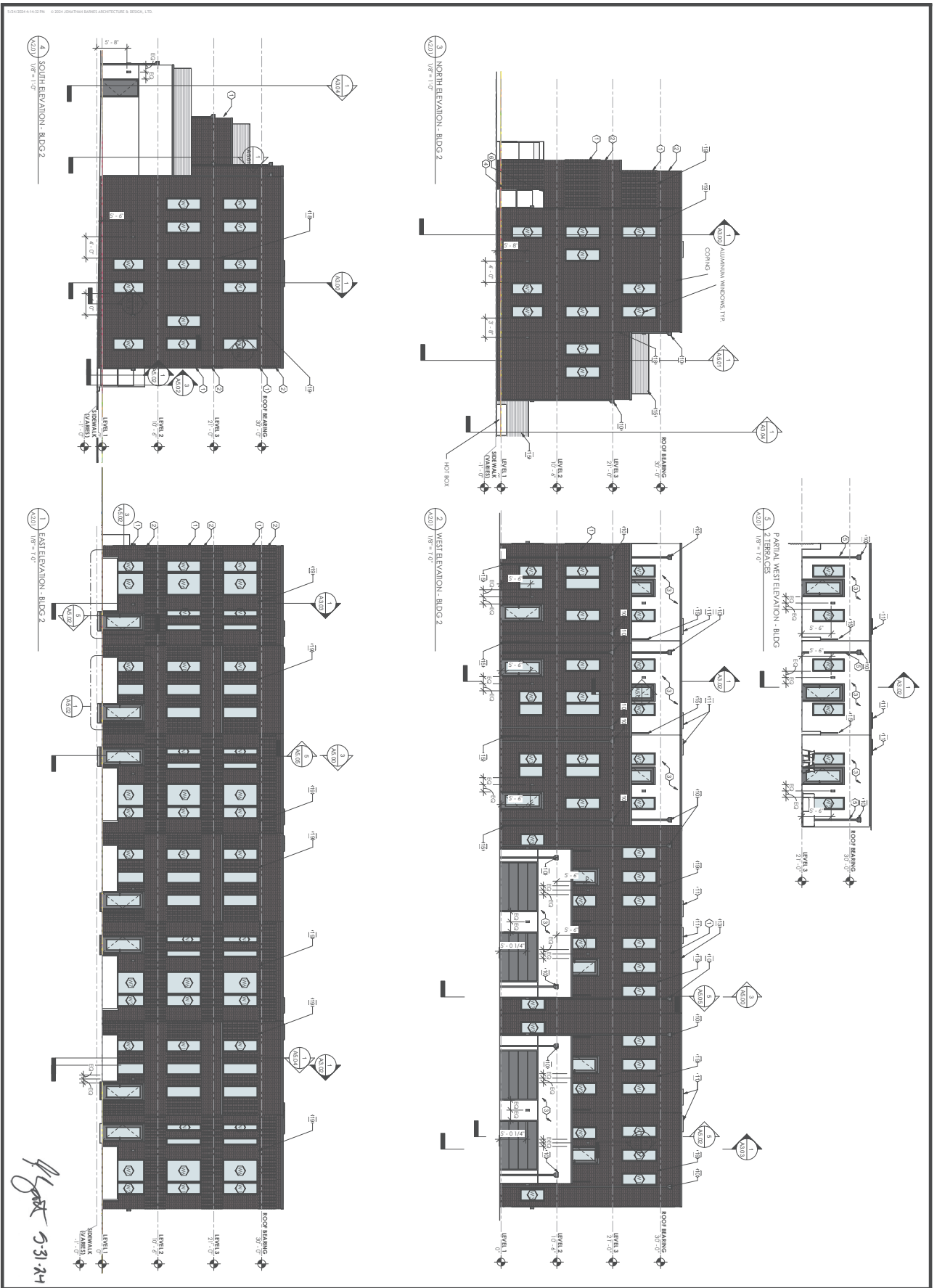
85% CONSTRUCTION DOCUMENTS

ISSUE DATE: 05-24-2024

PROFESSIONAL SEAL:
Jonathan Barnes, Architect
No. 101118
State of Virginia
Exp. 12-31-2025

EXTERIOR BUILDING ELEVATIONS - BLDG 1

A2.00



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REVISION SCHEDULE

#	DATE	REVISION DESCRIPTION

PROJECT NAME:
RICH STREET TOWNHOUSES

85% CONSTRUCTION DOCUMENTS

ISSUE DATE: 05.24.2024

PROJECT NUMBER: A2.01

ARCHITECT: JB AD ARCHITECTURE

DATE: 12-13-2023

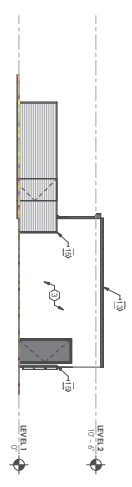
EXTERIOR BUILDING ELEVATIONS - BLDG 2

ELEVATION CORRECTION NOTES

1. CORRECT WINDOW STACKING
2. W/ ALUMINUM W/ RECESSED
3. 13510KIT 10.310 150X10H
4. PERFORMED WITH KALING COLOR
5. CORRECTED WINDOW AND
6. PERFORMED WITH KALING COLOR
7. THE WINDOW ROOF SYSTEM - LIGHT
8. CONCERTE STEPS
9. CORRECTED WINDOW
10. WINDOW CORNER CORNER
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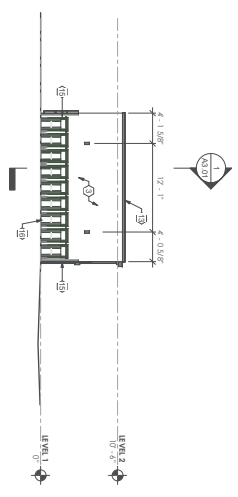
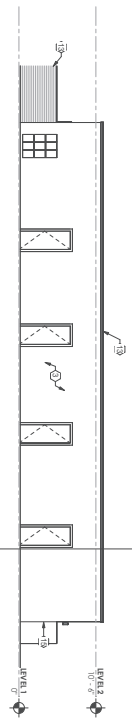
14-00004-14-00-00 © 2024 JONATHAN BARRETT ARCHITECTURE & DESIGN, LTD.

[Signature]
5-31-24

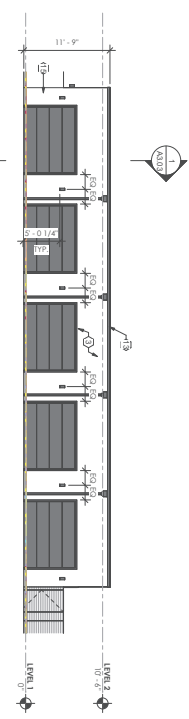


4 GARAGE
1/8" = 1'-0"

2 WEST ELEVATION - DETACHED
1/8" = 1'-0"



3 SOUTH ELEVATION - DETACHED
1/8" = 1'-0"



1 EAST ELEVATION - DETACHED
1/8" = 1'-0"

- ① ELEVATION CORRECTION NOTES
1. CORRECT BRICK PATTERNING
 2. VERTICAL BRICK VERTICAL STACKING
 3. W/ ALTERNATING 1/2" RECESSED
 4. 1/8" GUTTER 10.310 1/8" 1/8" GUTTER
 5. PREPARED METAL BRICK CANOPY, COLOR MATCH TO GARAGE
 6. PREPARED METAL SQUARE GUTTER, COLOR MATCH TO GARAGE
 7. PREPARED METAL BRICK CANOPY, COLOR MATCH TO GARAGE
 8. PREPARED METAL BRICK CANOPY, COLOR MATCH TO GARAGE
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 14. CONC RETE STEPS
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 16. CONC RETE STEPS
 17. CONC RETE STEPS
 18. CONC RETE STEPS
 19. CONC RETE STEPS

#	DATE	REVISION DESCRIPTION

PROJECT NAME:
RICH STREET TOWNHOUSES

85% CONSTRUCTION DOCUMENTS

ISSUE DATE: 05-24-2024

JB AD

Jonathan Barrett Architecture & Design, Ltd.
10111 10th Street, Suite 101
Calgary, Alberta T2C 1S5
Phone: 403.243.1111
Fax: 403.243.1112

EXTERIOR BUILDING ELEVATIONS - DETACHED GARAGE

A2.02

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):

Signature of Applicant David Hodge **Date** _____

**STATEMENT IN SUPPORT OF AMENDED
COMPANION COUNCIL VARIANCES**

APPLICATION: CV24- 012

Location: 1293 E. RICH ST. (43205), being 0.32± acres located at the southeast corner of East Rich Street and Wilson Avenue (010-008316; Near East Area Commission).

Existing Zoning: R-3, Residential District.

Proposed Use: Two-unit dwelling and seven-unit apartment building.

Applicant(s): Jonathan Barnes; 243 N. Fifth St. Suite 200; Columbus, OH 43215.

Property Owner(s): TDA Family LLC; 4039 Laurel Valley Drive; Powell, OH 43065.

Attorney: David Hodge; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

Date of Text: May 31, 2024

The Applicant submits this statement in support of its council variance application requesting certain use and area variances to allow development of the site with a two-unit dwelling and a seven-unit apartment building.

The 0.32± acre site is located on the southeast corner of East Rich Street and Wilson Avenue and is vacant. The site is zoned R-3, Residential District. A previous owner and previous Applicant were granted certain variances in 2022 to allow development of the site with a two-unit dwelling and a five-unit apartment building with surface parking lot (Ord. 2998-2022; CV22-060). The property was never developed and was subsequently transferred to the current owner. This new owner, TDA Family LLC, and new applicant, Jonathan Barnes, now propose a similar development but with a new layout, two additional dwelling units, and garage parking.

The site is within the boundaries of the Near East Area Commission and the Near East Area Plan (2005). The Plan does not recommend a specific land use at this location, but states that the overall goal for incorporating new construction into the neighborhood is compatibility achieved through quality design, and that parking should be placed behind buildings and screened appropriately. The Applicant submits that the proposed development is compatible with the neighborhood and consisted with the design recommendations of the Plan.

To develop the property as proposed, the Applicant respectfully requests the following amended area variances:

1. Section 3312.49 – Required parking. Under this section, uses with 4 dwelling units or more require 1.5 parking spaces per unit. The Applicant requests a variance to reduce the minimum number of required parking spaces from 14 to 9 for the 9 proposed dwelling units.
2. Section 3321.05(B)(1) – Vision clearance at alley-street intersection. Under this section a 10-foot clear vision triangle shall be maintained at intersections of streets and alleys. The Applicant requests a variance to reduce the vision clearance requirement at the intersection of Wilson Avenue and Alley from 10 feet to 5 feet.

3. Section 3321.05(B)(2) – Vision clearance at residential street intersection. Under this section a 30-foot clear vision triangle shall be maintained on each residential lot adjacent to a street intersection. The Applicant requests a variance to reduce the vision clearance requirement at the intersection of Wilson Avenue and East Rich Street from 30 feet to 15 feet.

4. Section 3332.035 – R-3 residential district uses. Under this section, the R-3 district only allows single family residential uses. The Applicant requests a variance to allow a two-unit dwelling and a seven-unit apartment building.

5. Section 3332.18(D) – Lot coverage. Under this section, buildings shall not occupy more than 50% of the lot area. The Applicant requests a variance to increase the permitted lot coverage from 50% to 63%.

6. 3332.21 – Building Line. Under this section, the minimum building line is 25 feet from the right-of-way. The Applicant requests a variance to reduce the minimum building line from East Rich Street from 25 feet to 1 foot and from Wilson Avenue from 25 feet to 1 foot.

7. Section 3332.25 – Maximum side yards required. Under this section, the sum of the widths of each side yard is required to be a minimum of 16 feet. The Applicant requests a variance to reduce the maximum side yards required for Building 2 from 16 feet to 4 feet.

8. Section 3332.26 – Minimum side yard permitted. Under this section, the minimum side yard in an R-3 district is 5 feet. The Applicant requests a variance to reduce the minimum side yard for Building 1 from 5 feet to 3 feet and for Building 2 from 5 feet to 3 foot.

9. Section 3332.27 – Rear yard. Under this section each residence or principal building shall be erected to provide a rear yard totaling no less than 25% of the total lot area. The Applicant requests a variance to allow the 2-unit building and 7-unit building to share a rear yard and to reduce the minimum rear yard from 25% of the total lot area to 14% of the total lot area.

As stated above, the Applicant proposes a similar project from what was proposed and approved in 2022. While the site layout has changed and the Applicant proposes two additional dwelling units, the Applicant believes that the current proposal is a better layout, incorporates more design standards, and integrates better with the neighborhood.

Most significantly, the larger building was shifted from Rich Street to Wilson Avenue and the smaller building was shifted from Wilson Avenue to Rich Street. This accomplishes a couple things. First, the majority of the site's proposed density is now on Wilson Avenue and is comparable with a similarly sized building on the south side of the block at the intersection of Wilson Avenue and East Main Street. This also locates the denser part of the development closer to the East Main Street commercial overlay. Second, the smaller 2-unit building is shifted to Rich Street and adjacent to the neighboring 2-unit building to encourage compatibility along Rich Street and serve as a buffer to the larger building.

The proposed development also includes improved design components such as private outdoor space and a garage parking space for each unit. These changes to the plan have generated additional

variances to request, however, the Applicant believes these variances are warranted to achieve a better product for the community.

The Applicant submits that the requested use variance is warranted to alleviate a hardship and it will not impair 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, nor unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus. The use variance requests that the site permit a 2-unit residential building and a 7-unit residential building. Columbus needs to construct more dwelling units to keep up with its population boom. The Applicant believes that it proposes a project which will contribute to the needed units but do it in a thoughtful way with enhanced design which will be compatible with the neighborhood.

The Applicant also requests a number of area variances to allow development of the project as proposed. The Applicant submits that the requested variances are not substantial, they will not cause adjacent property owners any detriment, and they will not substantially alter the character of the neighborhood.

Reduced building lines are common along East Rich Street and Wilson Avenue. The adjacent property to the west is a duplex with an approximate building line of 10 feet from Rich Street and an approximate side yard of 3 feet. The proposed Building 1, which is closest to the west property, provides a similar 10 foot building line from East Rich Street and 3 foot side yard. The same is true for buildings along Wilson Avenue. The buildings on the same block, south of the site, all provide reduced setbacks between 0-5 feet and reduced side yards. Therefore, the proposed development complements the character of the neighborhood and will not cause adjacent property owners any detriment.

The request to increase permitted building coverage and to reduce rear yard are the result of enhanced design features. This project provides a garage and private outdoor spaces for every dwelling unit. If the project were to provide a surface parking lot instead of these amenities, then a variance to reduce the rear yard would not be necessary. However, the Applicant believes that these features are a positive for the neighborhood and warrant variances which are not significant deviations from the code requirements.

The requested parking reduction is not expected to cause a significant negative impact on the neighborhood. Our relationship with automobile ownership has changed and it is increasingly common to rely on public transportation and rideshare options rather than automobile ownership. It is becoming the industry standard to provide one parking space per dwelling unit in neighborhoods which are this close to downtown metropolitan areas and this ratio has proven sufficient. Main Street is a major public transit corridor and its close proximity to the site mitigates the site's parking needs. Also, while the development will not rely on on-street parking, it should be noted that there is ample space near the intersection of Rich Street and Wilson Avenue to accommodate on-street parking when needed.

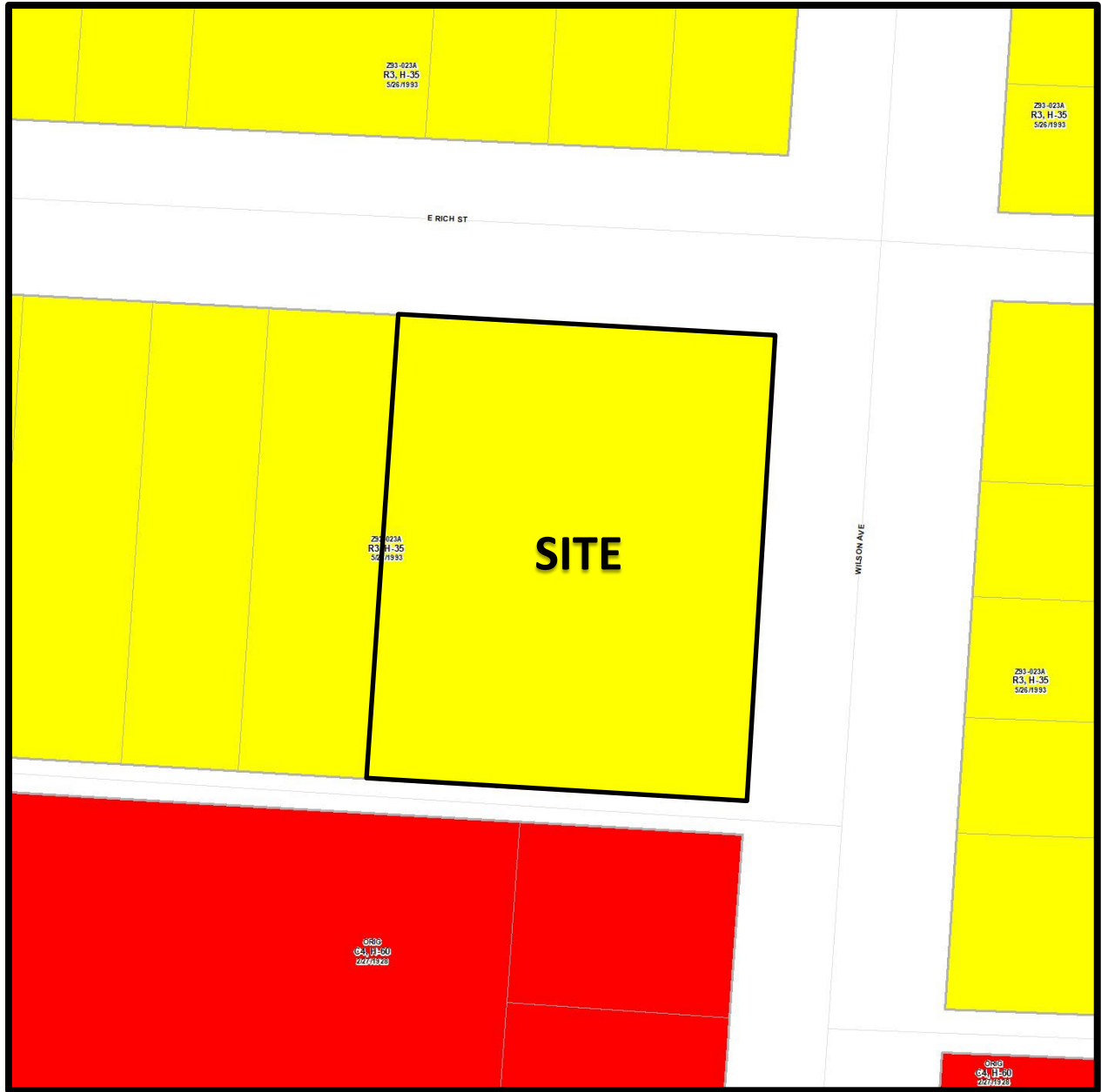
The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variances will not

seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

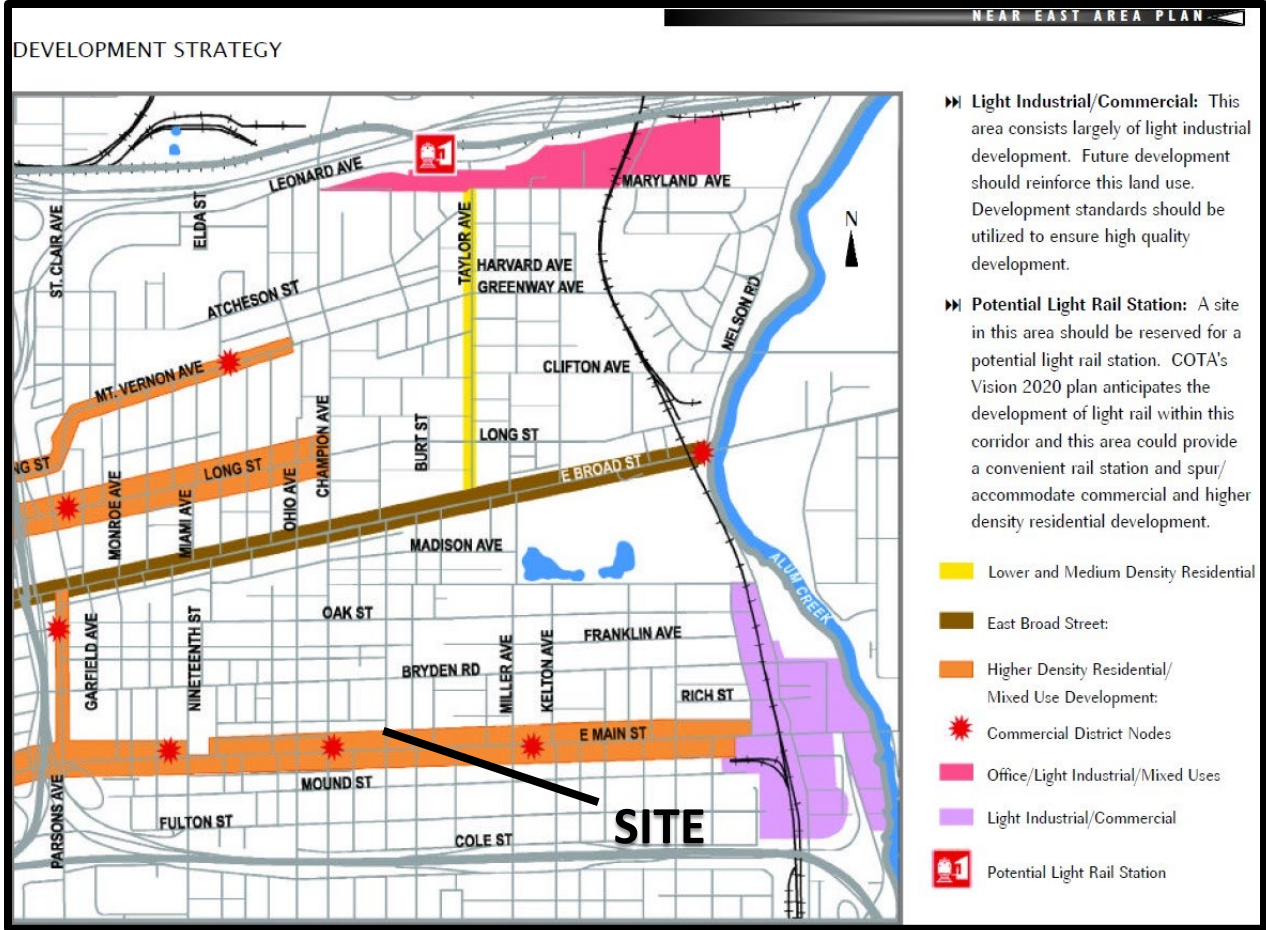
Respectfully submitted,



David Hodge



CV24-012
1293 East Rich St.
Approximately 0.32 acres



CV24-012
 1293 East Rich St.
 Approximately 0.32 acres



CV24-012
1293 East Rich St.
Approximately 0.32 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 CV24-012

Address 1293 E Rich St

Group Name Near East Area Commission

Meeting Date 3/14/2024

- 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 10-2-0

Signature of Authorized Representative [Signature]

Recommending Group Title Chair

Daytime Phone Number 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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-012

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) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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:

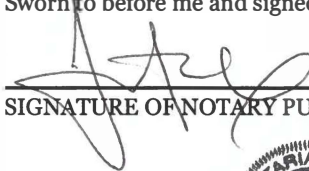
Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Jonathan Barnes 243 North Fifth Street, Suite 200 Columbus, Ohio 43215 (zero employees)</p>	<p>2. TDA Family LLC 4039 Laurel Valley Drive Powell, Ohio 43065 (zero employees)</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 31 day of January, in the year 2024


SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires



Justin M. Fox
Attorney At Law
Notary Public, State of Ohio
My Commission Does Not Expire
Sec.147.03 R.C.

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