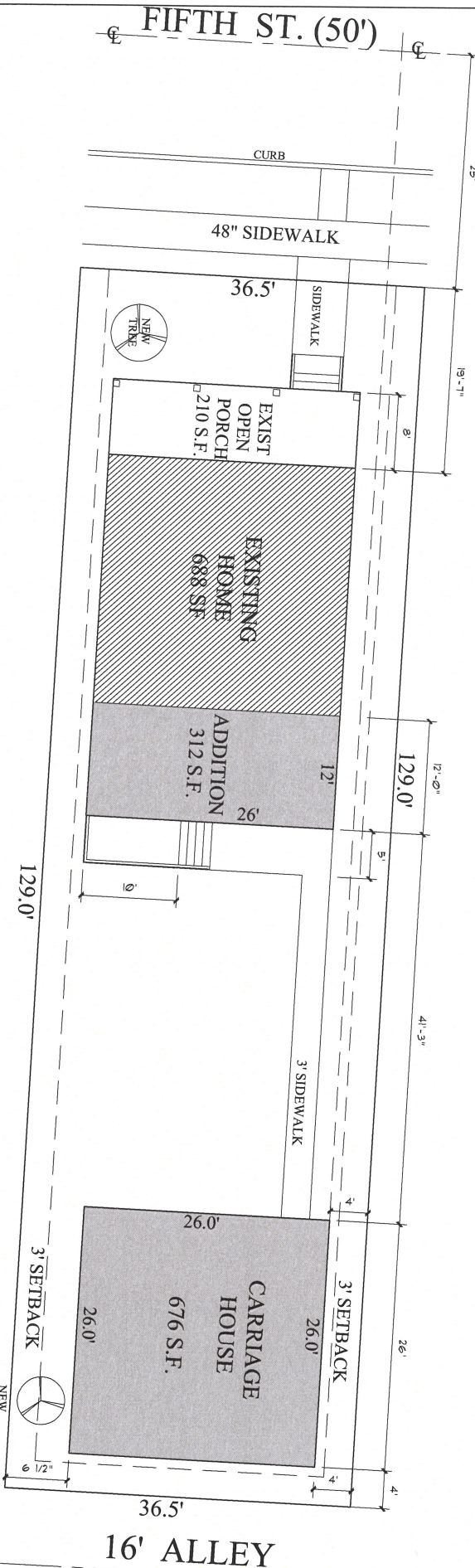


NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND
CONTINGENT UPON THE FIELD SURVEY AND THE ARCHITECT'S
AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.



SITE PLAN 1"=5'-0"

Handwritten signature
4/27/2021

ZONING DATA	
PROJECT DESCRIPTION	DEMOLITION OF EXISTING ADDITION, RENOVATION AND ADDITION TO EXISTING RESIDENCE, NEW GARAGE/HOUSE
LAND USE	Front = R3, Side = 3', Rear = 3'
SET BACK	Front = 19.8', Side = 3', Rear = 3'
PROPOSED ADDITIONS	2 story 624 SF Addition to Existing residence 676 SF Carriage House
REAR YARD	
TOTAL REAR YARD	1,496 SF (41 FT X 36.5 FT)
TOTAL REAR YARD LESS REAR PORCH	1,481 SF
AREA OF LOT	4,708.5 SF
REAR YARD/ TOTAL LOT	31.5%
LOT COVERAGE	
Existing Residence with Addition	1,015 SF
Carriage House	676 SF
Total Coverage	1,691 SF or 35.9%

INDEX OF DRAWINGS	
SHT	DESCRIPTION
SP-1	SITE PLAN
DC-1	DESIGN CODES
GN-1	GENERAL NOTES
A-1	DEMOLITION PLAN
A-2	FLOOR PLANS
A-3	ELEVATIONS
A-4	FRAMING PLANS & SECTIONS
A-5	ELECTRIC FLOOR PLANS
A-6	DETACHED GARAGE FLOOR PLANS
A-7	DETACHED GARAGE ELEVATIONS



LINDSEY RESIDENCE
ADDITION / REMODEL
1400 N FIFTH STREET
COLUMBUS, OHIO 43201



DESIGN DIRECTIVE
RESIDENTIAL DESIGN
4400 REED RD
COLUMBUS, OHIO 43230
614.325.4077
info@designdirective.com

SITE PLAN
SP1

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

CV21-015

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

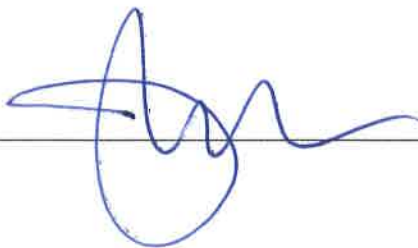
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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 discovered after your application is approved, a new application 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 _____



Date _____

2/9/2021

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

Statement of Hardship
1400 N. Fifth Street

The applicant is requesting a council variance to provide the appropriate residential development of the subject property that is consistent with other residential uses in the neighborhood. Variances necessary to accommodate this development are as follows:

3325.801 - Maximum Lot Coverage. To allow the buildings to cover 1,691 SF of the lot or 35.9 percent in lieu of the 25 percent or 1177.12 SF allowed by code.

3325.805 - Maximum Floor Area Ratio (FAR). To allow a floor area ratio of 1,000 SF first floor, plus 1,045 SF second floor, plus 676 carriage house which equals 2,721 SF or .578 FAR in lieu of the .4 or 1,883.4 SF.

3332.039 - R-4 residential district. To allow for two (2) separate single-family dwellings on a single lot in lieu of one (1) single-family dwelling.

Section 3332.05, Area District lot width requirements. Requires a minimum 50 foot wide lot. To allow for existing single-family dwelling with addition and new single-family dwelling above garage on lot 36.5 feet wide in lieu of the required minimum 50 foot wide lot.

Section 3332.15, Area District requirements. Requires a single family dwelling to be situated on a lot of no less than 5,000 square feet and a two-family dwelling to be situated on a lot of no less than 7,200 square feet. To allow for the existing single-family dwelling with addition and build another single-family dwelling above a garage on a lot equal to 3,996.75 SF feet as calculated by Section 3332.18 (C). The actual lot size is 4,708.5 SF.

Section 3332.19, Fronting. Requires each dwelling to front upon a public street. To allow new single-family dwelling above a garage that does not front upon a public street.

Section 3332.27, Rear yard. Requires a rear yard totaling no less than 25 percent of the total lot area for each principal permitted use in the district. To allow for zero percent rear yard for the carriage house in lieu of the 25 percent required.

Rear yard calculation

length of rear yard = 41 ft

width of rear yard = 36.5 ft

area of rear yard = 1,496 SF

minus area of rear porch = 15 SF

Total area of rear yard = 1,481 SF

lot area = 4708.5 SF

Percent of rear year to total lot = 31.5 percent

3312.49 – Minimum numbers of parking spaces required. To allow for two (2) parking spaces for the existing single-family dwelling and the new proposed single-family dwelling for a total of two (2) parking spaces in lieu of the required four (4) parking spaces.

Lot cover measurement

Lot size = 4708.5 SF

House with addition = 1,015 SF

Detached Garage with Living Space = 676

Total Lot Coverage as SF: 1,691

Total lot coverage as Percent: 35.9 percent

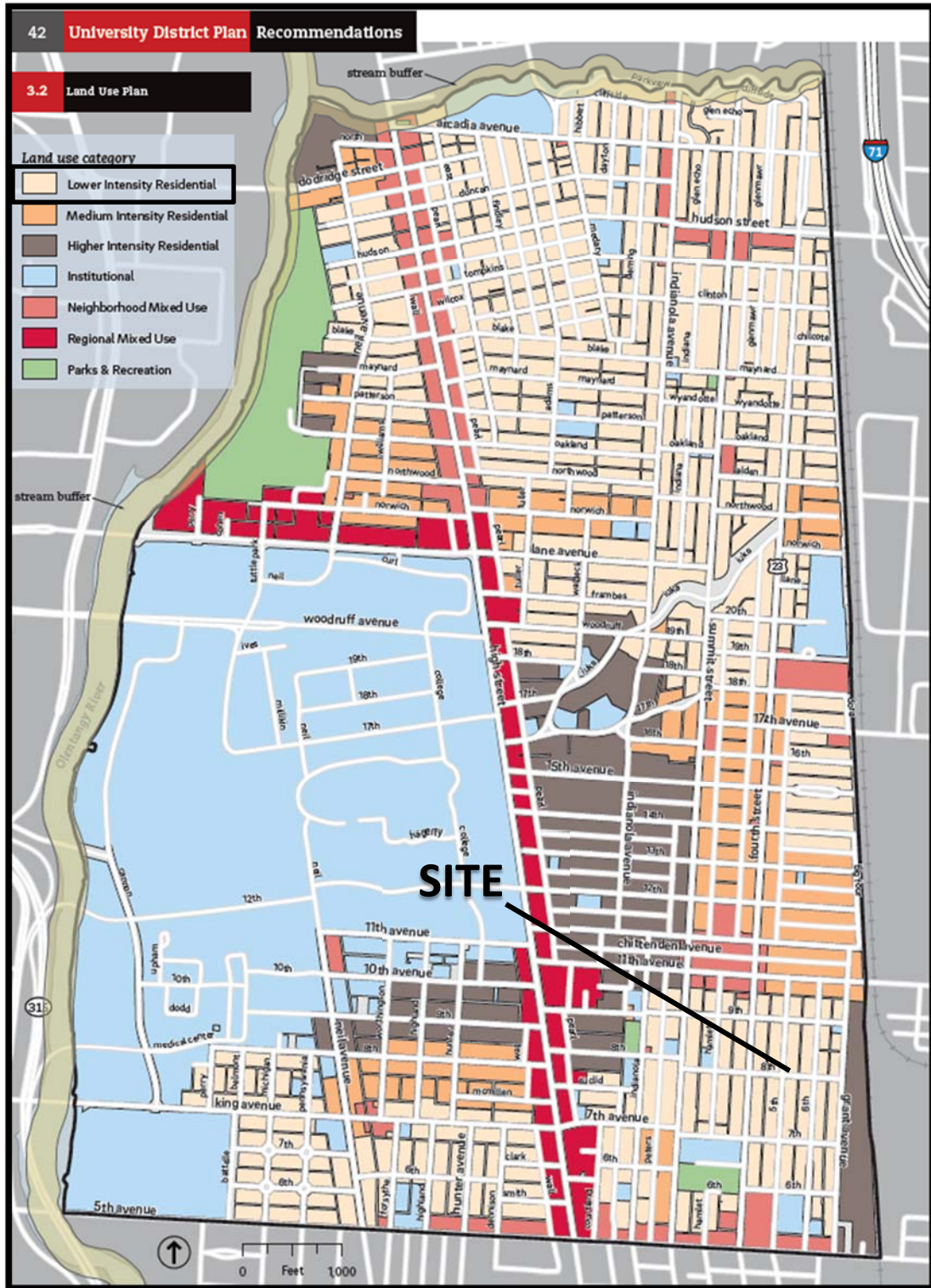
The granting of this variance request will permit the addition of a single family dwelling on a lot less than 5,000 square feet. The subject lot is only 4,708.5 SF and 36.5 feet wide, which prevents the erection of a new single family dwelling without the necessary variance.

The grant of these requested variances will not adversely affect the surrounding property or surrounding neighborhood, will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion of public streets, or unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

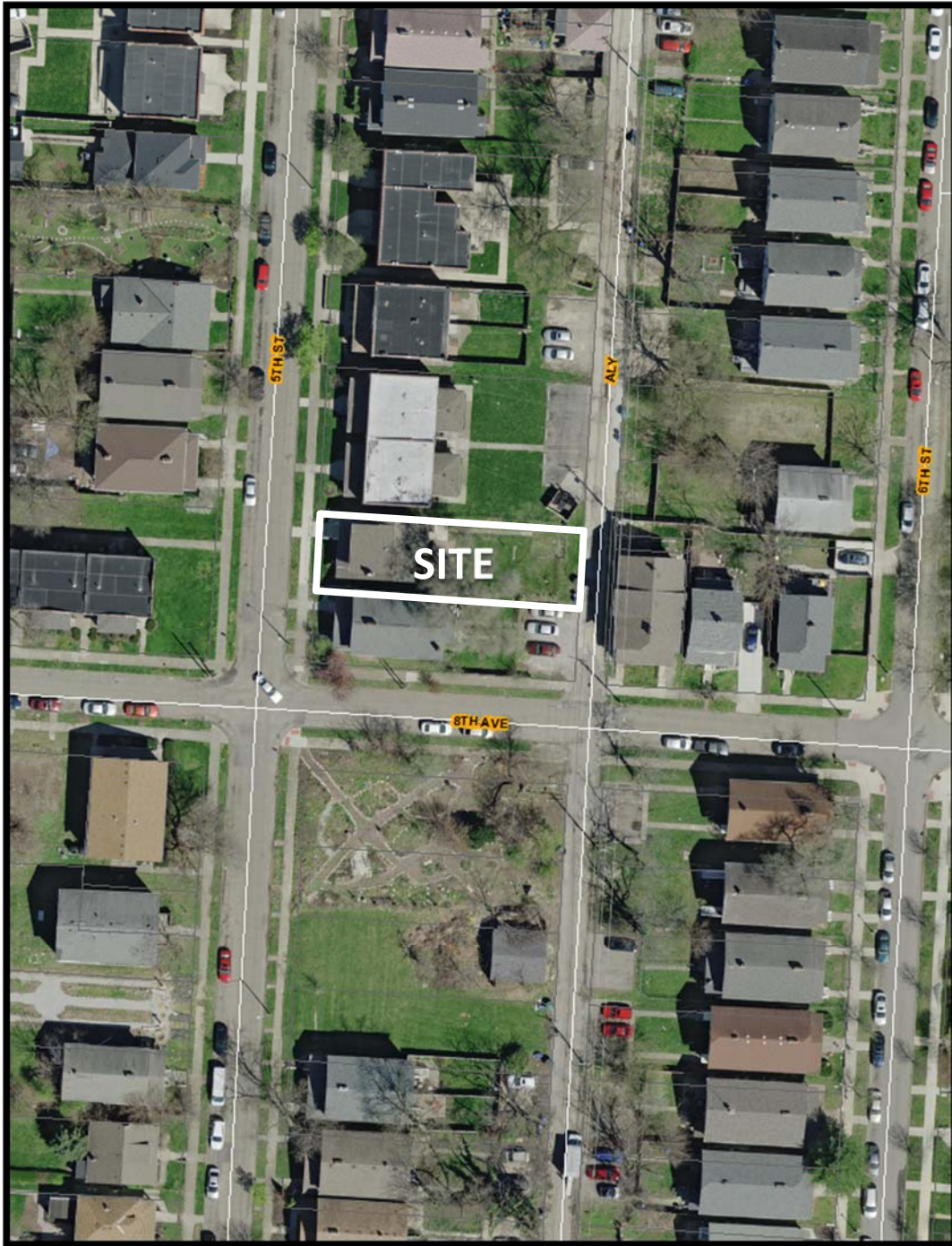
The applicant respectfully requests the grant of these variances necessary for this appropriate development of the property.



CV21-015
1400 N. Fifth St.
Approximately 0.11 acres



CV21-015
1400 N. Fifth St.
Approximately 0.11 acres



CV21-015
1400 N. Fifth St.
Approximately 0.11 acres

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215 ORD1132-2021; CV21-015; Page 8 of 9

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Address:

Group Name:

Meeting Date:

Specify Case Type:

- BZA Variance / Special Permit**
- Council Variance**
- Rezoning**
- Graphics Variance / Plan / Special Permit**

Recommendation:

(Check only one and list basis
for recommendation below)

- Approval**
- Disapproval**

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV21-015

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JOHN NEIL LINDSEY
of (COMPLETE ADDRESS) 1400 N. FIFTH 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 4 columns for listing parties with interest in the project. Column 1 contains: JOHN NEIL LINDSEY (614) 619-0980, 1400 N. FIFTH STREET, COLUMBUS, OHIO 43201, 0 EMPLOYEES.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9th day of February, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Lifetime Commission

Notary Seal Here



This Project Disclosure Statement expires six months after date of notarization.
GARY S. SHROYER
Attorney at Law
Notary Public, State of Ohio
Franklin County
My Comm. Has No Exp. Date
Sec. 147.03 R.C.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer