



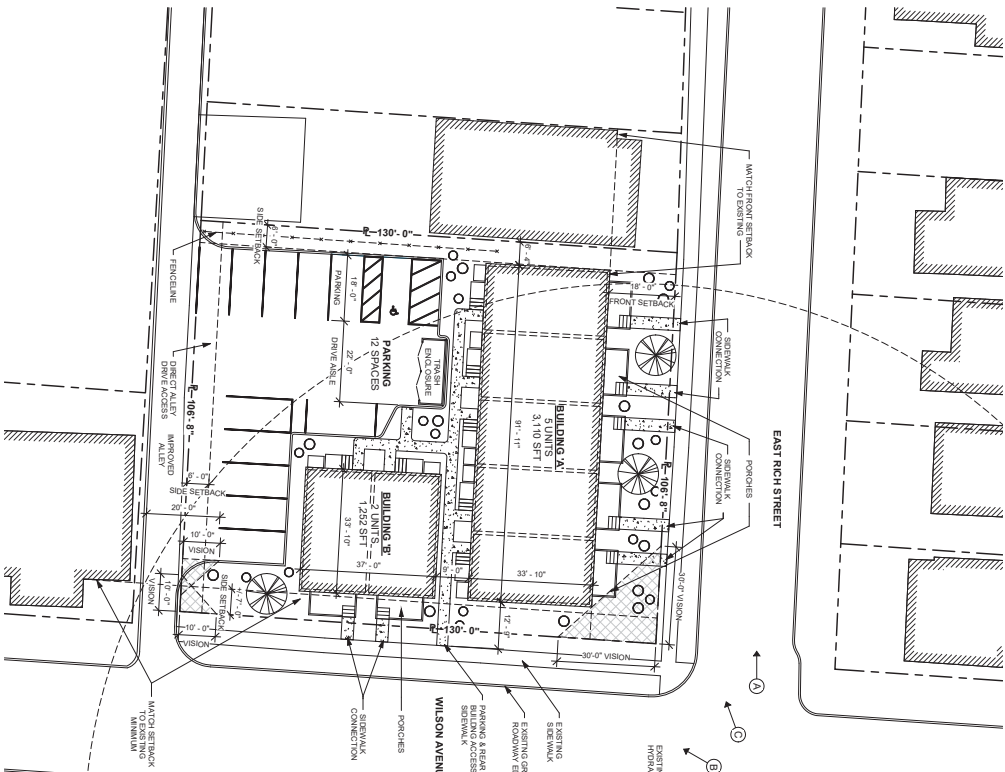
A FRONTAGE AT RICH STREET



B FRONTAGE AT WILSON AVENUE



C OVERALL SITE



1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



Daniel Meyer, Development | Architecture Collaborative
10 / 25 / 2022

SITE INFORMATION:	<p>NARRATIVE: PROPOSED SEVEN UNIT, TWO STORY TOWNHOME DEVELOPMENT WITH PARKING AND FRONT PORCHES. THE DEVELOPMENT WILL BE CONSTRUCTED ON A 12,500 SQ FT LOT. THE DEVELOPMENT WILL BE CONSTRUCTED ON A 12,500 SQ FT LOT. THE DEVELOPMENT WILL BE CONSTRUCTED ON A 12,500 SQ FT LOT.</p> <p>PARCEL: 1221 EAST RICH STREET, COLUMBUS, OHIO 43202</p> <p>ADDRESS: 1221 EAST RICH STREET, COLUMBUS, OHIO 43202</p> <p>EXISTING ZONING: R-3</p> <p>ZONING VARIANCE #1: ALLOW THE CONSTRUCTION OF TWO STRUCTURES AND TWO TOWNHOME UNITS FOR A TOTAL OF SEVEN UNITS ON THE TYPICAL 12,500 SQ FT LOT.</p> <p>ZONING VARIANCE #2: ALLOW THE CONSTRUCTION OF TWO STRUCTURES AND TWO TOWNHOME UNITS FOR A TOTAL OF SEVEN UNITS ON THE TYPICAL 12,500 SQ FT LOT.</p> <p>PARKING REQUIRED: 12 SPACES</p> <p>PARKING PROVIDED: 12 SPACES</p> <p>THASH COLLECTION: PRIVATE COLLECTION OWNED BY OWNER</p> <p>QUIB ACCESS: EXISTING DIRECT TO ALLEY ACCESS TO BE MAINTAINED FROM SITE ACCESS ON RICH STREET AND WILSON AVENUE</p> <p>UTILITIES: OVERHEAD LINES ON ALLEY (SOUTH)</p> <p>ELECTRICAL: SERVICE ACCESS ON RICH</p> <p>GAS: SERVICE ACCESS ON RICH</p> <p>WATER: SERVICE ACCESS ON RICH</p> <p>SEWER: SERVICE ACCESS ON RICH</p> <p>STORM: SERVICE ACCESS ON RICH & WILSON</p> <p>NOTE: SITE TREES TO BE REMOVED</p>
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LINN / STEELE
OLDE TOWNE EAST TOWHOMES
 1223 EAST RICH STREET, COLUMBUS, OH 43205
 sheet name:
ARCHITECTURAL SITE PLAN

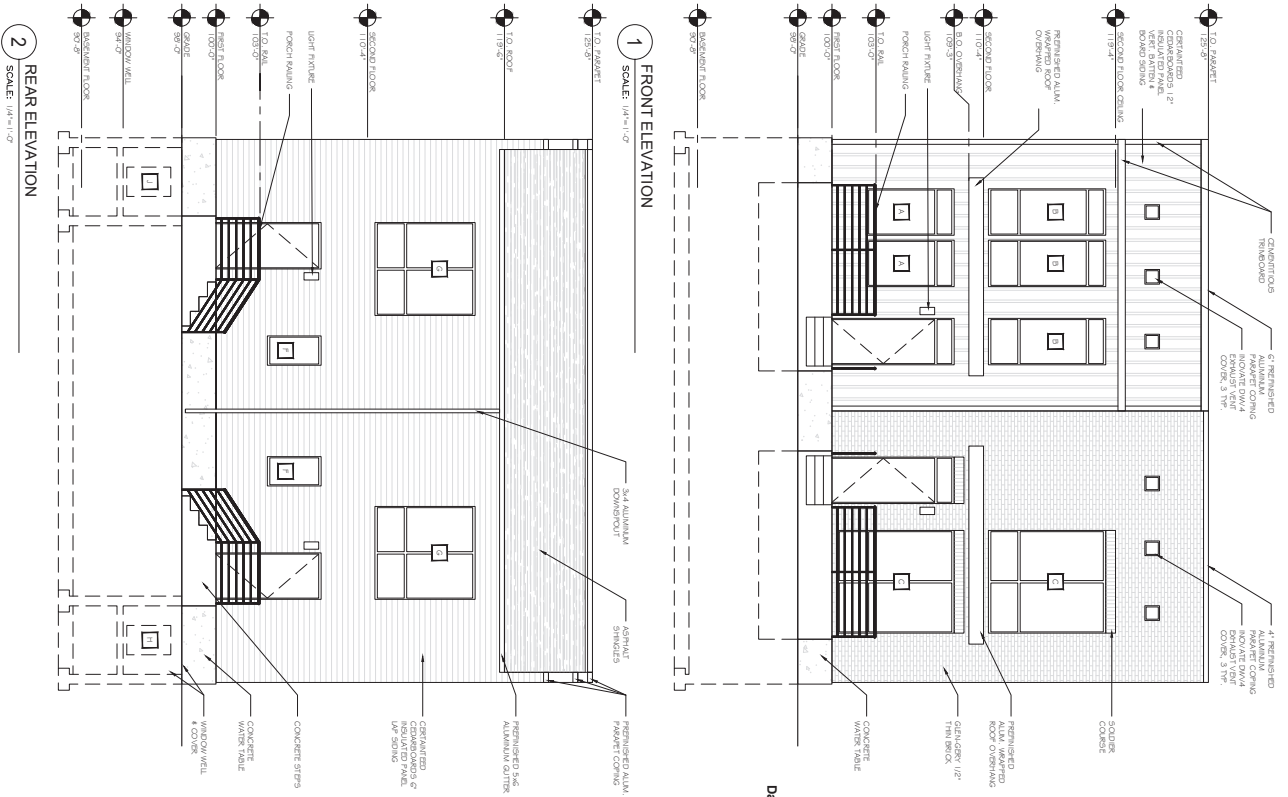
PRELIMINARY
 NOT FOR
 CONSTRUCTION



P.O. BOX 12802 Columbus, Ohio 43212 Phone: 614-270-8804

project date: 11.04.2022
 project number: 22_108
 sheet number:
AS1.00

Elevations - Sheet 1



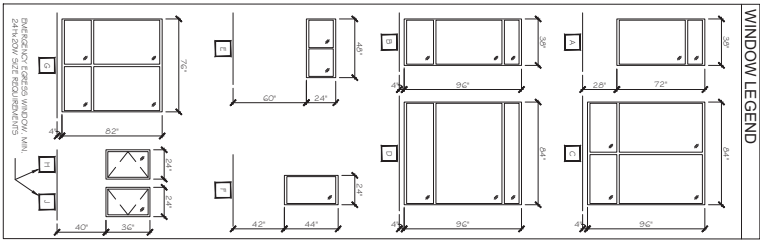
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

- GENERAL NOTES**
1. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE GENERAL PRINCIPLES OF DESIGN AND CONSTRUCTION. SPECIALTY CONTRACTORS SHALL VERIFY ALL MATERIALS, MANUFACTURERS, AND FINISHES AGAINST THE LOCAL CODES, PERMITS, AND REGULATIONS. FOLLOW THE BEST PRACTICES AND SPECIFICATIONS OF THE CONTRACTOR. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY SPECIALTY CONTRACTORS.
 2. DO NOT SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL MATERIALS, MANUFACTURERS, AND FINISHES AGAINST THE LOCAL CODES, PERMITS, AND REGULATIONS. FOLLOW THE BEST PRACTICES AND SPECIFICATIONS OF THE CONTRACTOR. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY SPECIALTY CONTRACTORS.
 3. WHERE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS UNLESS OTHERWISE SPECIFIED. CONTRACTORS SHALL VERIFY THE MATERIALS, MANUFACTURERS, AND FINISHES AGAINST THE LOCAL CODES, PERMITS, AND REGULATIONS.
 4. PROVIDE CONTROL JOINTS IN BRICK, TOWER BLS, MANUFACTURERS RECOMMENDATION.
 5. EXTERIOR FINISH COLOR TO BE DETERMINED BY OWNER.



Daniel Meyer, Development | Architecture Collaborative
10 / 25 / 2022



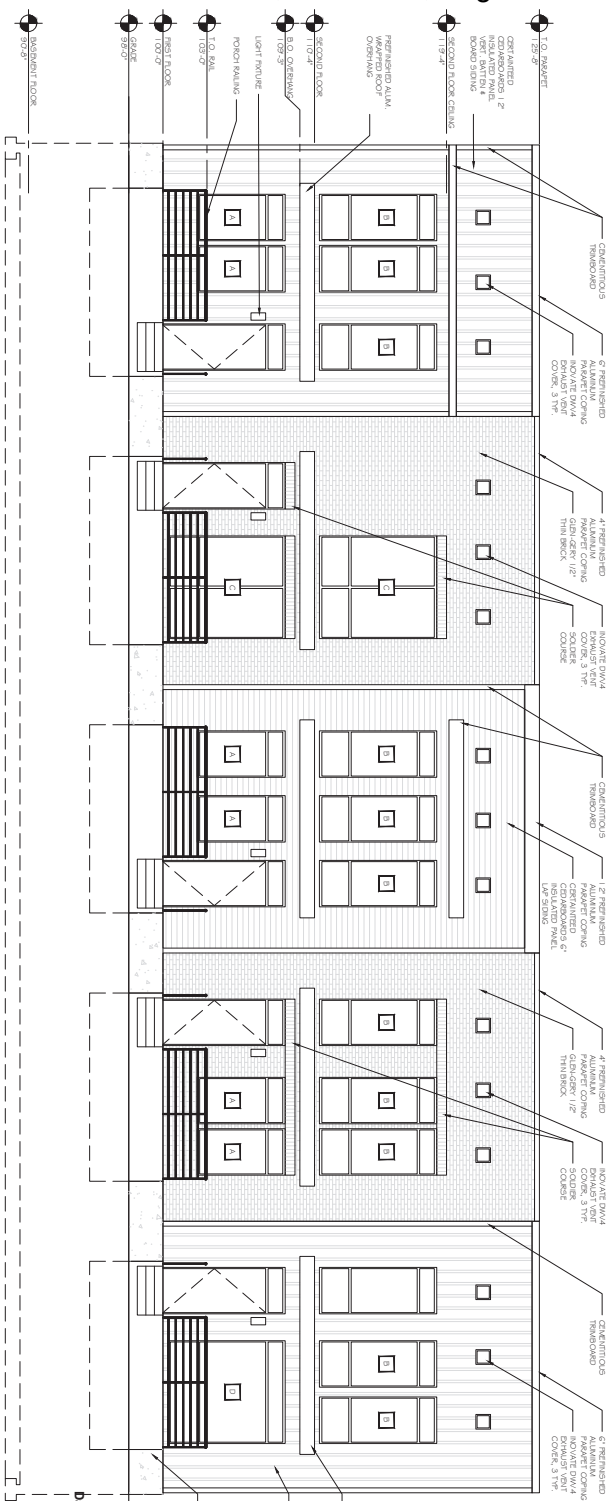
project revisions:
 LINN & STEELE
OLDE TOWNE EAST TOWNHOMES
 1223 EAST RICH STREET, COLUMBUS, OH 43205
 sheet name:
EXTERIOR ELEVATIONS

01/30/2022
 project date:
 22.108
 project number:
A2.01
 sheet number:

09/30/2022
 project date:
 22.108
 project number:
A2.01
 sheet number:

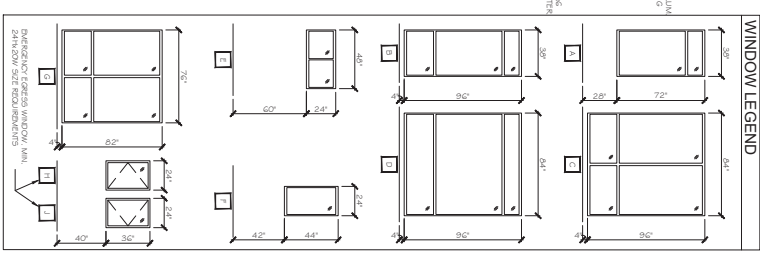
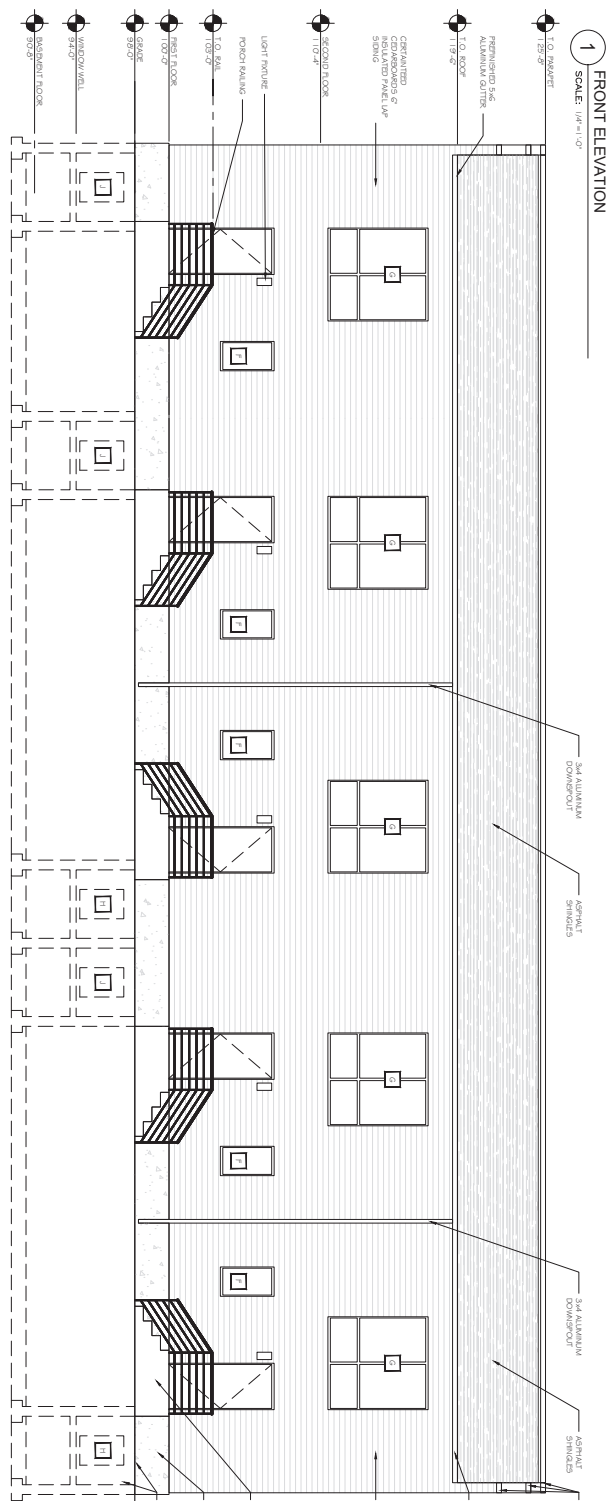
DEVELOPMENT - ARCHITECTURE COLLABORATIVE
 P.O. BOX 12862, COLUMBUS, OHIO 43212 PHONE: (614) 270-8604

01/30/2022
 project date:
 22.108
 project number:
A2.01
 sheet number:
PRELIMINARY
NOT FOR
CONSTRUCTION



GENERAL NOTES

1. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE GENERAL APPEARANCE OF THE EXTERIOR FACADE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE QUALITY OF THE MATERIALS USED OR THE WORKMANSHIP OF THE CONTRACTOR. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE BUILDING OR THE ACCURACY OF THE DIMENSIONS SHOWN. THE ARCHITECT IS NOT RESPONSIBLE FOR THE WORK OF THE CONTRACTOR OR THE QUALITY OF THE MATERIALS USED.
2. DO NOT SCALE DIMENSIONS. DIMENSIONS SHALL BE TAKEN FROM THE DIMENSIONS SHOWN ON THE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THE DRAWINGS.
3. WHERE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS UNLESS OTHERWISE SPECIFICALLY NOTED.
4. FINISH CONTROL JOINTS SHALL BE SET BY THE ARCHITECT'S REPRESENTATIVE.
5. FINISH CONTROL JOINTS SHALL BE SET BY THE ARCHITECT'S REPRESENTATIVE.



A2.01

project name: LINN & STEELE
 OLDE TOWNE EAST TOWNHOMES
 1223 EAST RICH STREET, COLUMBUS, OH 43205
 sheet name: EXTERIOR ELEVATIONS
 project revisions: _____

project date: 09.30.2022
 project number: 22.108
 sheet number: _____

DATE PLOTTED: 10/25/2022 10:57 AM
 PLOTTER: HP DesignJet T1200
 PLOT SCALE: 1/8\"/>

DIA
 DEVELOPMENT - ARCHITECTURE COLLABORATIVE
 P.O. BOX 12882, COLUMBUS, OHIO 43212 PHONE: (614) 270-8804

DATE: 10/25/2022
 PROJECT: OLDE TOWNE EAST TOWNHOMES
 SHEET: EXTERIOR ELEVATIONS - SHEET 2
 DRAWN BY: J. B. W. / A. W. S.
 CHECKED BY: J. B. W. / A. W. S.
 IN CHARGE: J. B. W. / A. W. S.

PRELIMINARY
 NOT FOR
 CONSTRUCTION

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.

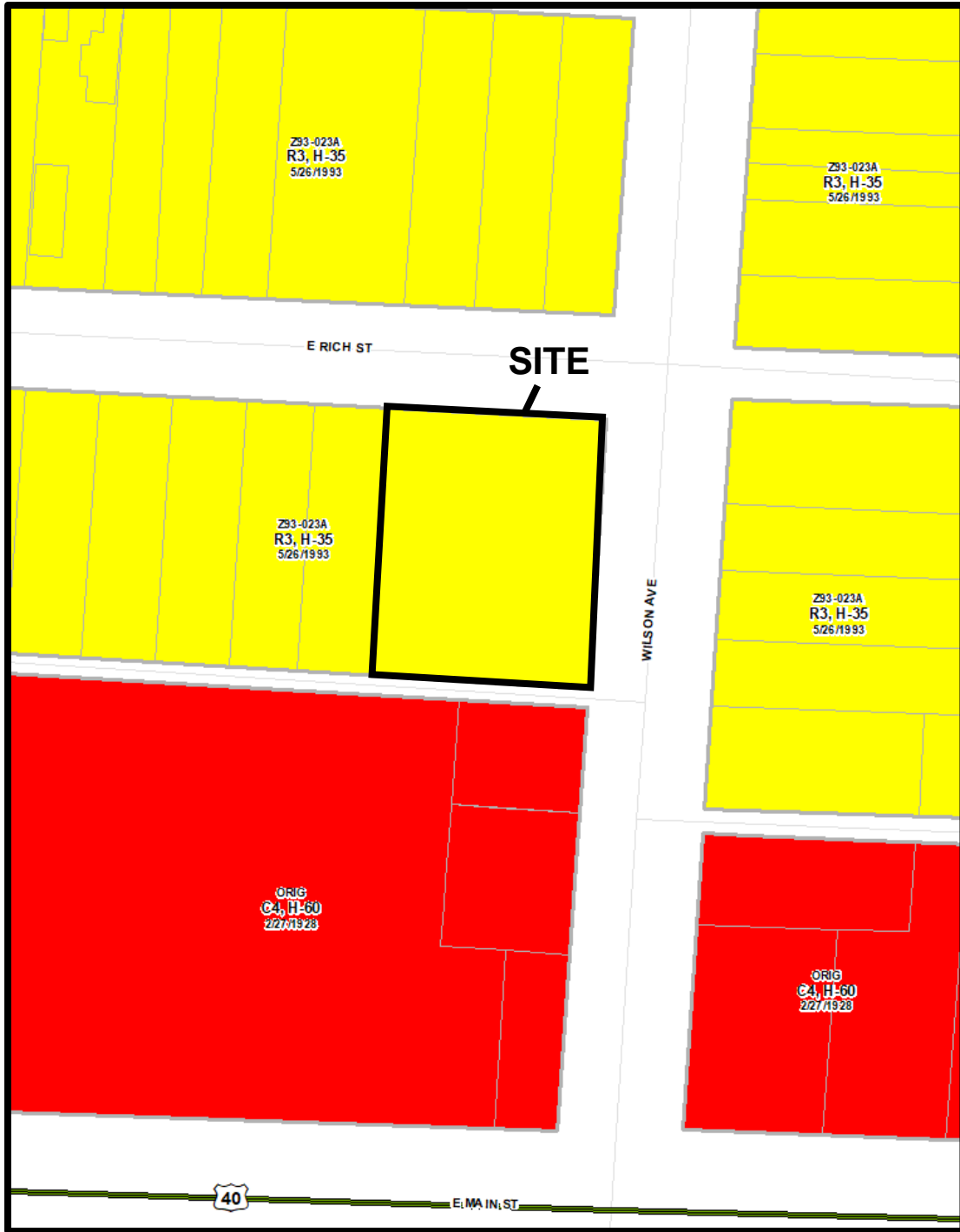
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

Applicant is requesting a variance to the current R-3 Zoning per Columbus Municipal Zoning Code Section 3332.035 and Section 3332.27 allowing only one single-family dwelling to approve the construction of two townhome buildings fronting East Rich Street with five units; and Wilson Avenue with two units with a shared rear yard. The corner lot provides a great opportunity to provide more density on the lot with a townhome style development (individual entries) that will blend with the current mix of single and multi-family homes on both streets while adding a much needed density and housing units to the increased demand for housing in Columbus, the East Side, and Franklin County. The applicant has provided necessary off-street parking to avoid street congestion and will provide a much improved lot that is currently vacant and too large or with access limitations to justify the construction of a single-family home and limit opportunity to increase the tax-base population in the neighborhood and Columbus.

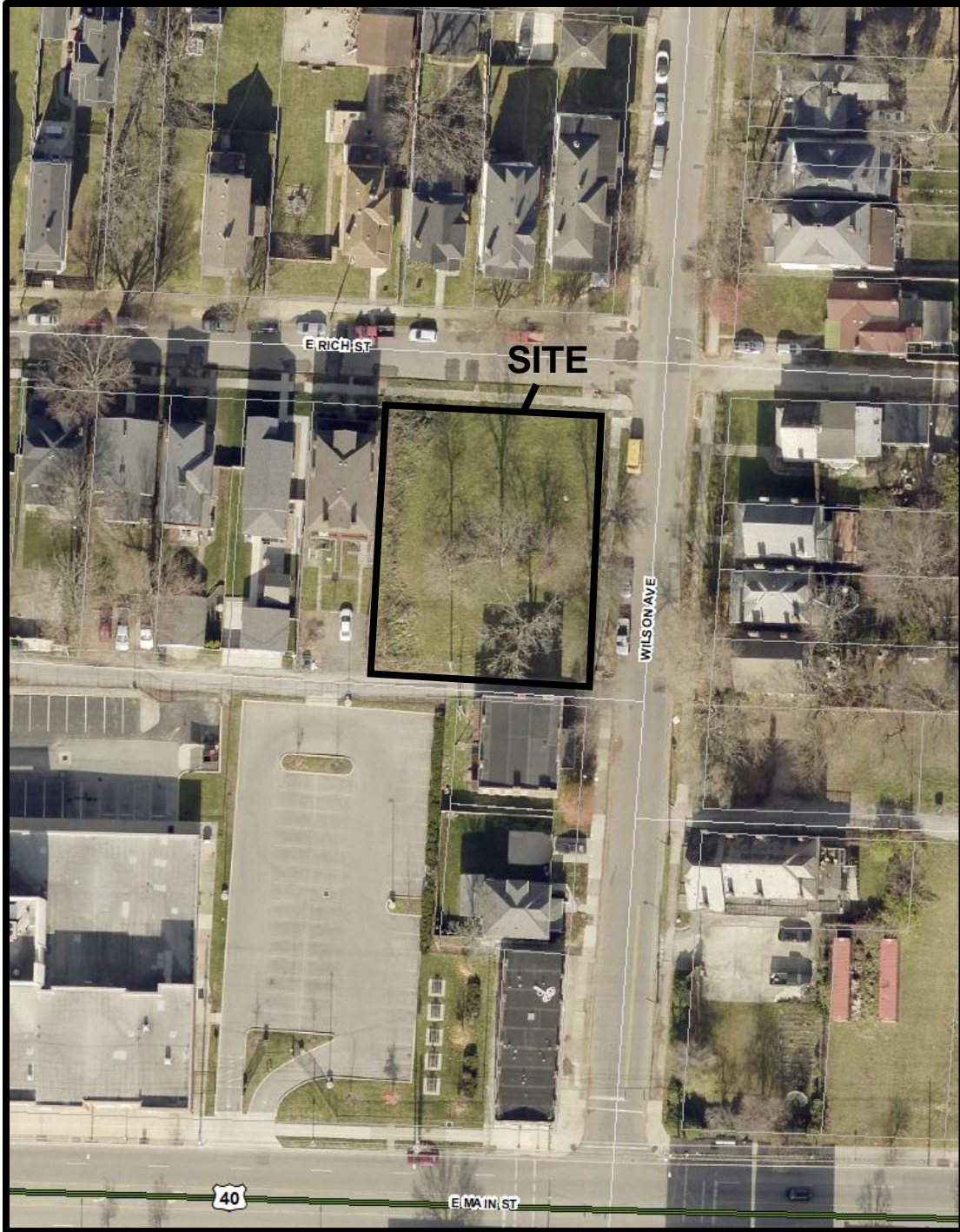
Signature of Applicant Jeffrey Steele

 Digitally signed by Jeffrey Steele
Date: 2022.09.28 07:59:34 -04'00'

Date 09/28/2022



CV22-060
1223 E. Rich St.
Approximately 0.21 Acres



CV22-060
1223 E. Rich St.
Approximately 0.21 Acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV22-060

Address 1223 E Rich St

Group Name Near East Area Commission

Meeting Date 9/8/2022

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

NEAC requests developer/builder return to the Planning Committee with color and material selection for review and input.

Vote 10-0-3

Signature of Authorized Representative [Signature]

Recommending Group Title Chair

Daytime Phone Number 614 4032225

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 #: CV22-060

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) Daniel Mayer
of (COMPLETE ADDRESS) PO Box 12802, Columbus, Ohio 43212
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. Misty Linn 1369 Fair Avenue, Columbus, OH 43205 0 Employees; Individual Owner</p>	<p>2. Jeffrey Steele 2320 Red Oak Street, Lewis Center, OH 43035 0 Employees; Individual Owner</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 27 day of June, in the year 2022

[Signature]
SIGNATURE OF NOTARY PUBLIC

02-25-2024
My Commission Expires

Notary Seal Here



JOHN COLOSIMO
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
02-25-2024

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