



A FRONTAGE AT RICH STREET

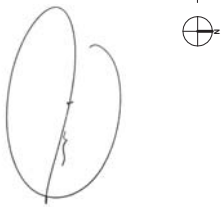
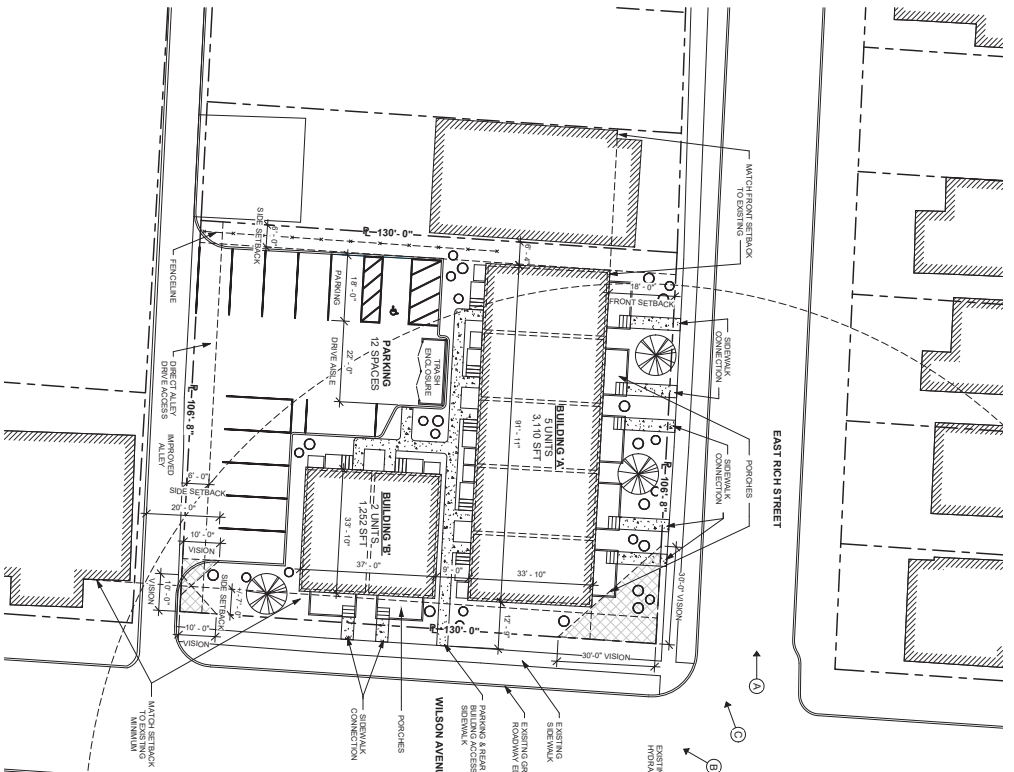


B FRONTAGE AT WILSON AVENUE



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 AND REAR SERVICE AREAS AND REAR PORCHES AND REAR SERVICE AREAS FOR RESIDENTS.</p> <p>PARCEL: 001000810000</p> <p>ADDRESS: 1223 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 30'x120' ZONING UNIT.</p> <p>ZONING VARIANCE #2: ALLOW THE CONSTRUCTION AND TWO STORY TOWNHOME UNITS WITH FRONT PORCHES AND REAR PORCHES AND REAR SERVICE AREAS FOR RESIDENTS.</p> <p>PARKING REQUIRED: 12 SPACES</p> <p>PARKING PROVIDED: 12 SPACES</p> <p>THRUWAY COLLECTION: PRIVATE COLLECTION ORGANIZED BY OWNER</p> <p>DRIVE ACCESS: EXISTING DRIVEWAY TO ALLY ACCESS TO BE MAINTAINED FROM SITE ACCESS ON RICH STREET TO DRIVEWAY ON RICH STREET.</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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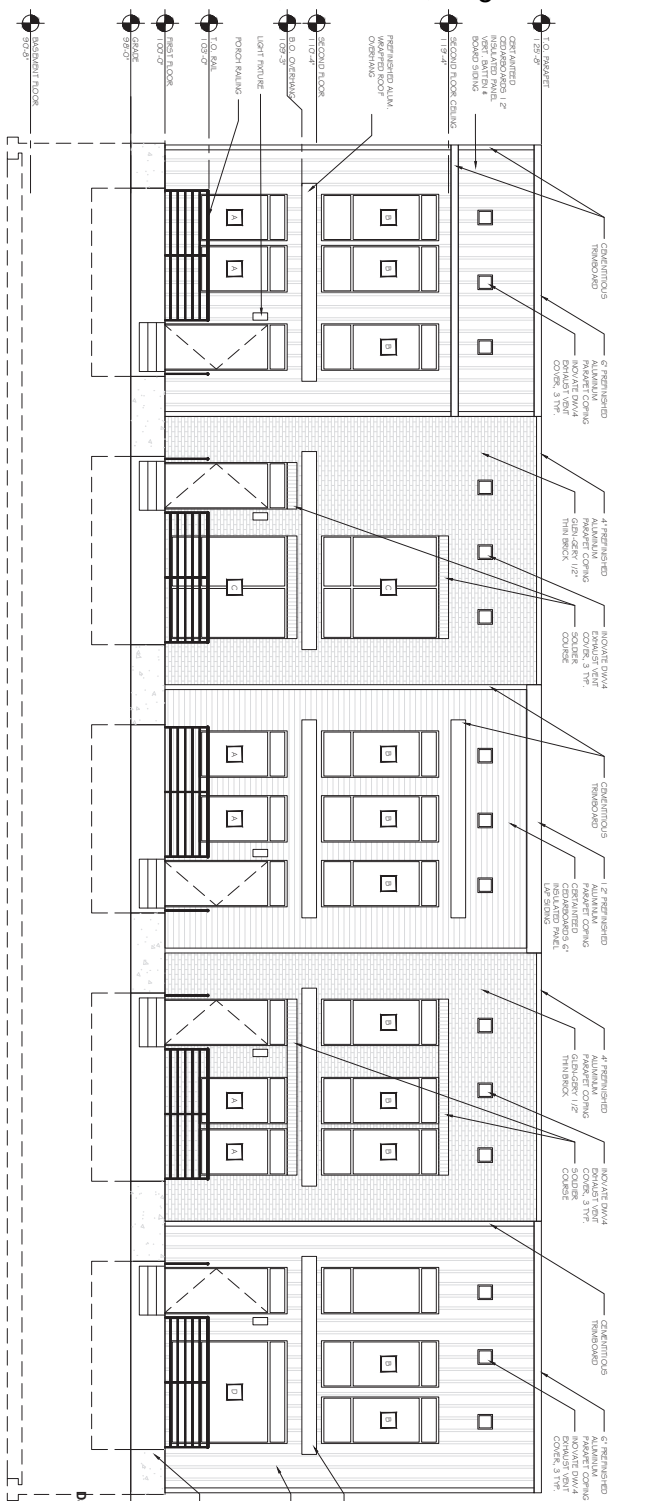
LINN / STEELE
OLDE TOWNE EAST TOWHOMES
 1223 EAST RICH STREET, COLUMBUS, OH 43205
 sheet name:
ARCHITECTURAL SITE PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION

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

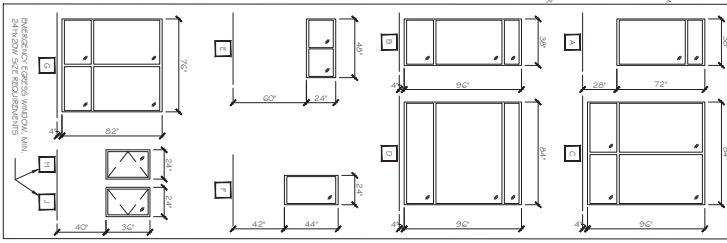
project date: 11.04.2022
 project number: 22_108
 sheet number:
AS1.00

Elevations - Sheet 2

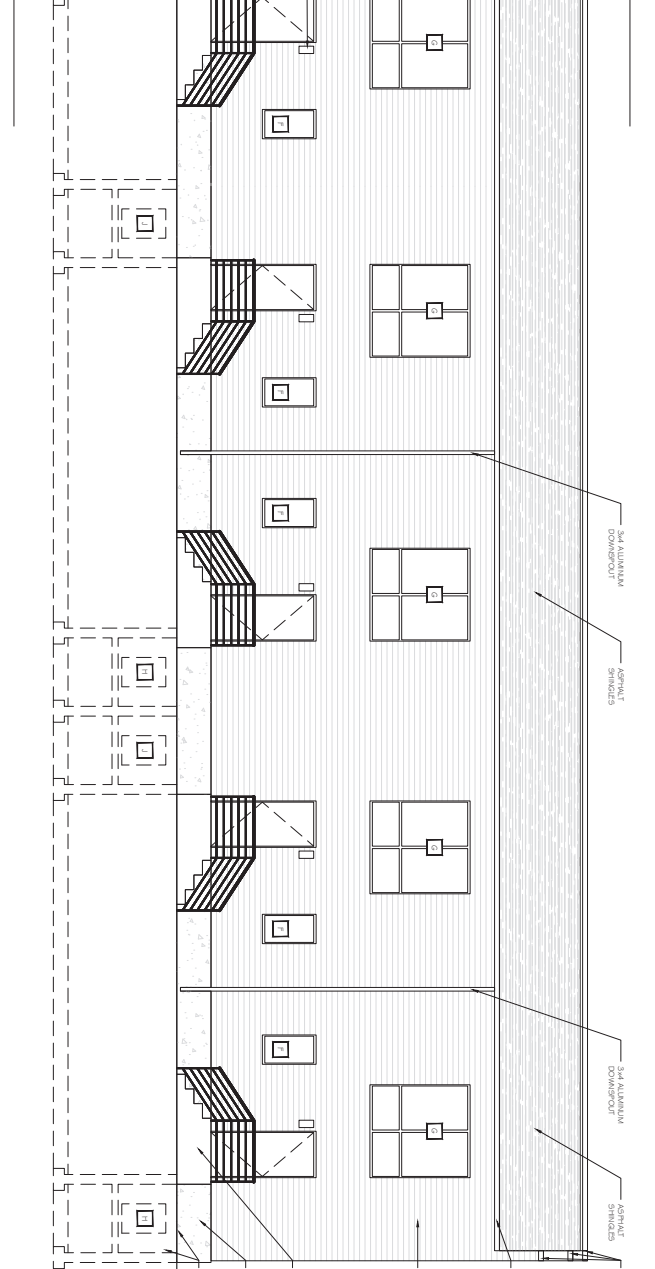


- GENERAL NOTES**
1. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE GENERAL APPEARANCE OF THE EXTERIOR OF THE BUILDING. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE DIMENSIONS OR MATERIALS SHOWN ON THE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE BUILDING OR THE PERFORMANCE OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE BUILDING OR THE PERFORMANCE OF THE BUILDING.
 2. DO NOT SCALE DIMENSIONS. CONSTRUCTION SHALL BE COORDINATED WITH ALL OF THE WORK PACKS IF ANY CONFLICTS ARE NOTED IN THE ARCHITECT'S DRAWINGS FOR CLARIFICATION WORK.
 3. WHERE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS.
 4. FINISH CONTROL JOINTS SHALL BE INDICATED BY MANUFACTURER'S RECOMMENDATION.
 5. FINISH CONTROL JOINTS SHALL BE INDICATED BY OTHER.

WINDOW LEGEND



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



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

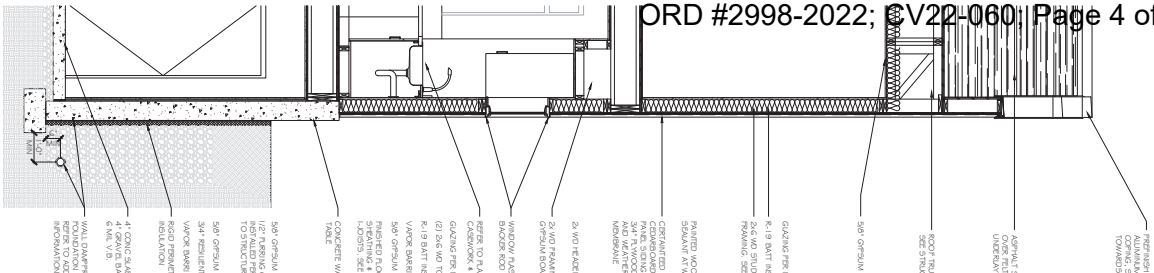


 PROJECT #2022-24 Development
 Architect Collaborative, Three
 services for residential and mixed
 use development in Columbus, OH
 P.O. BOX 12862, COLUMBUS, OHIO 43212 PHONE: (614) 270-8604

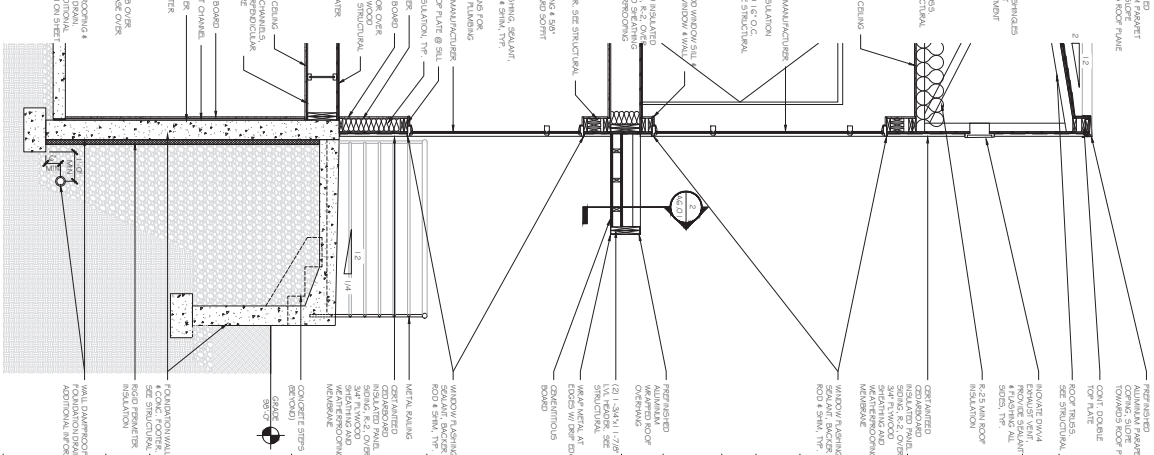
PRELIMINARY
 NOT FOR
 CONSTRUCTION

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

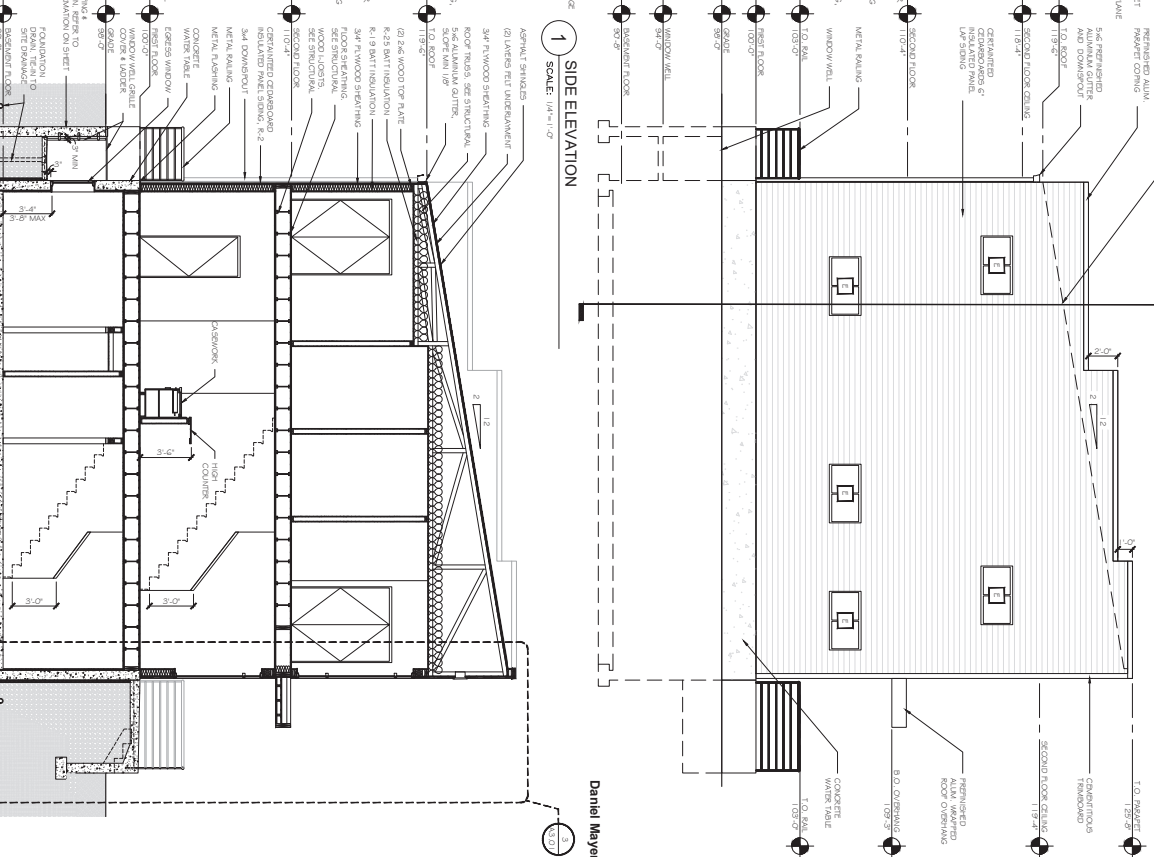
project revisions:
 project date: 09.30.2022
 project number: 22.108
 sheet number:
A2.01



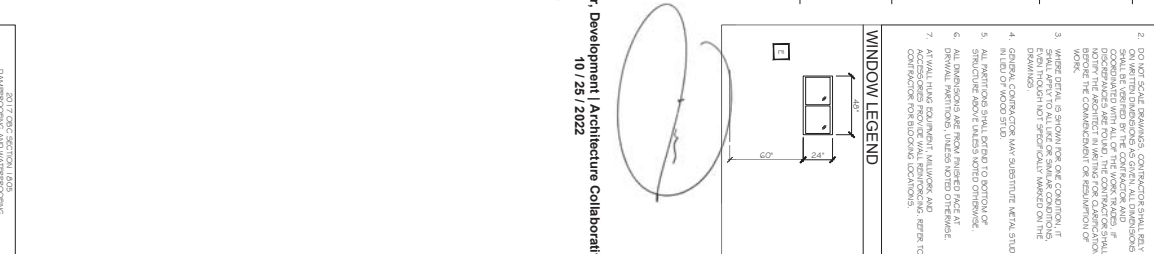
4 WALL SECTION
SCALE: 1/2"=1'-0"



3 WALL SECTION
SCALE: 1/2"=1'-0"



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



2 BUILDING SECTION
SCALE: 1/4"=1'-0"

GENERAL NOTES

1. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE GENERAL ARCHITECTURE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SPECIALTY TRADES. THE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES TO THE GENERAL ARCHITECTURE BY THE ARCHITECT'S REPRESENTATIVE.
2. DO NOT SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AGAINST ALL DIMENSIONS COORDINATED WITH ALL OF THE WORK PACKS. IF ANY DISCREPANCY IS FOUND, THE ARCHITECT SHALL BE NOTIFIED OF THE DISCREPANCY FOR CLARIFICATION WORK.
3. WHERE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED IN THE ARCHITECT'S DRAWINGS.
4. GENERAL CONTRACTOR MAY SUBSTITUTE METAL STUD INSTEAD OF WOOD STUD.
5. ALL PARTITIONS SHALL BE SET TO BOTTOM OF STRUCTURE OR TO FINISH FLOOR OF BOTTOM OF STRUCTURE UNLESS OTHERWISE NOTED.
6. FINISH FLOOR FINISHES LISTED ON THIS SHEET SHALL BE USED UNLESS OTHERWISE NOTED.
7. AT ALL TIMES, DOOR AND WINDOW SETS TO ACCESSORIES PROVIDED BY ARCHITECT SHALL BE USED UNLESS OTHERWISE NOTED.

WINDOW LEGEND

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

DATE: 10/25/2022 TIME: 10:00 AM
USER: D.MAYER
PROJECT: OLDE TOWNE EAST TOWNHOMES
SHEET: EXTERIOR ELEVATION & SECTIONS

 P.O. BOX 12802, COLUMBUS, OHIO 43212 PHONE: (614) 270-8604	Daniel Mayer, Development Architecture Collaborative 1223 EAST RICH STREET, COLUMBUS, OH 43205
	LINN & STEELE 1223 EAST RICH STREET, COLUMBUS, OH 43205 sheet name: EXTERIOR ELEVATION & SECTIONS
project number: 22.108 sheet number: A3.01	project date: 09.30.2022

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.

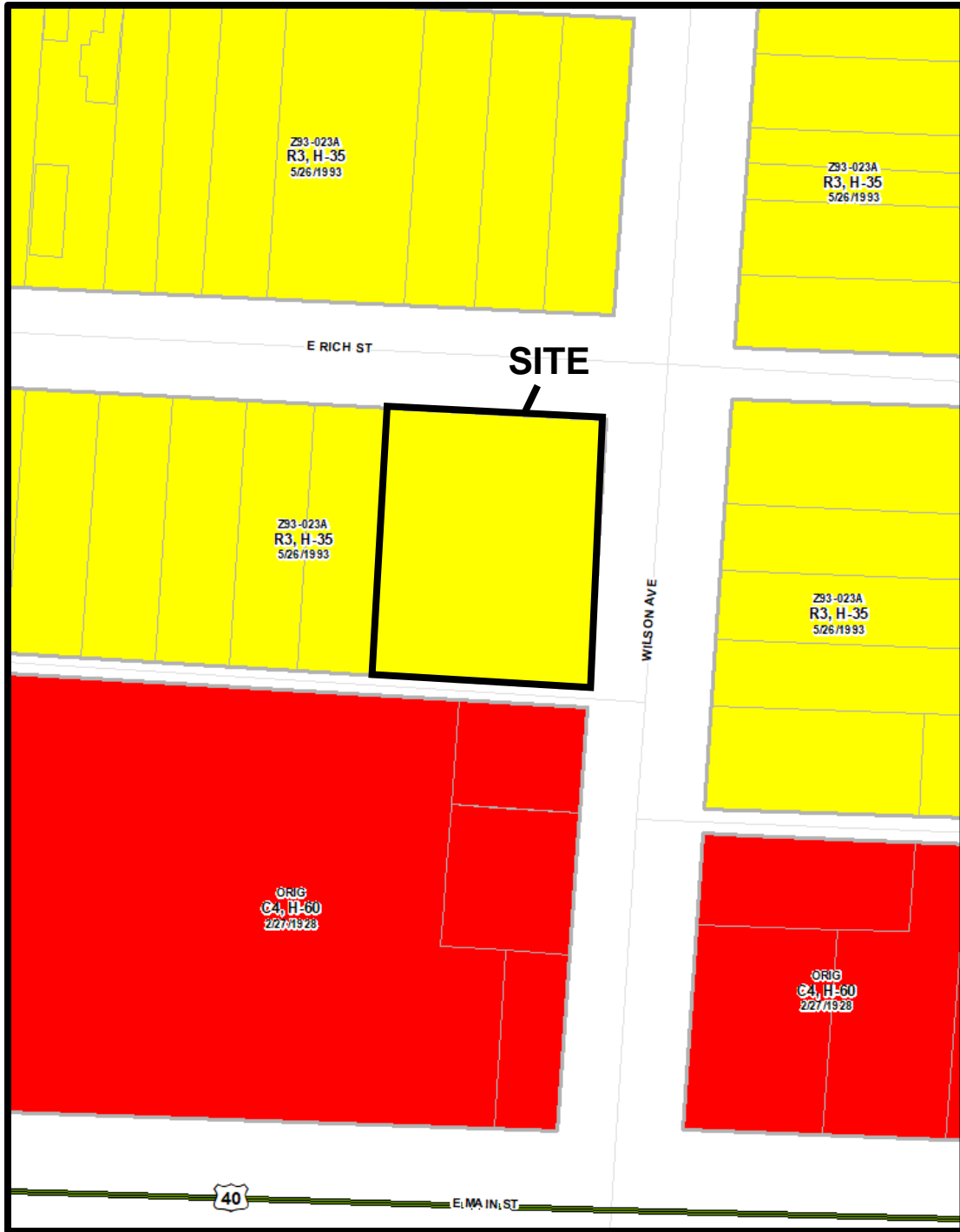
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

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.

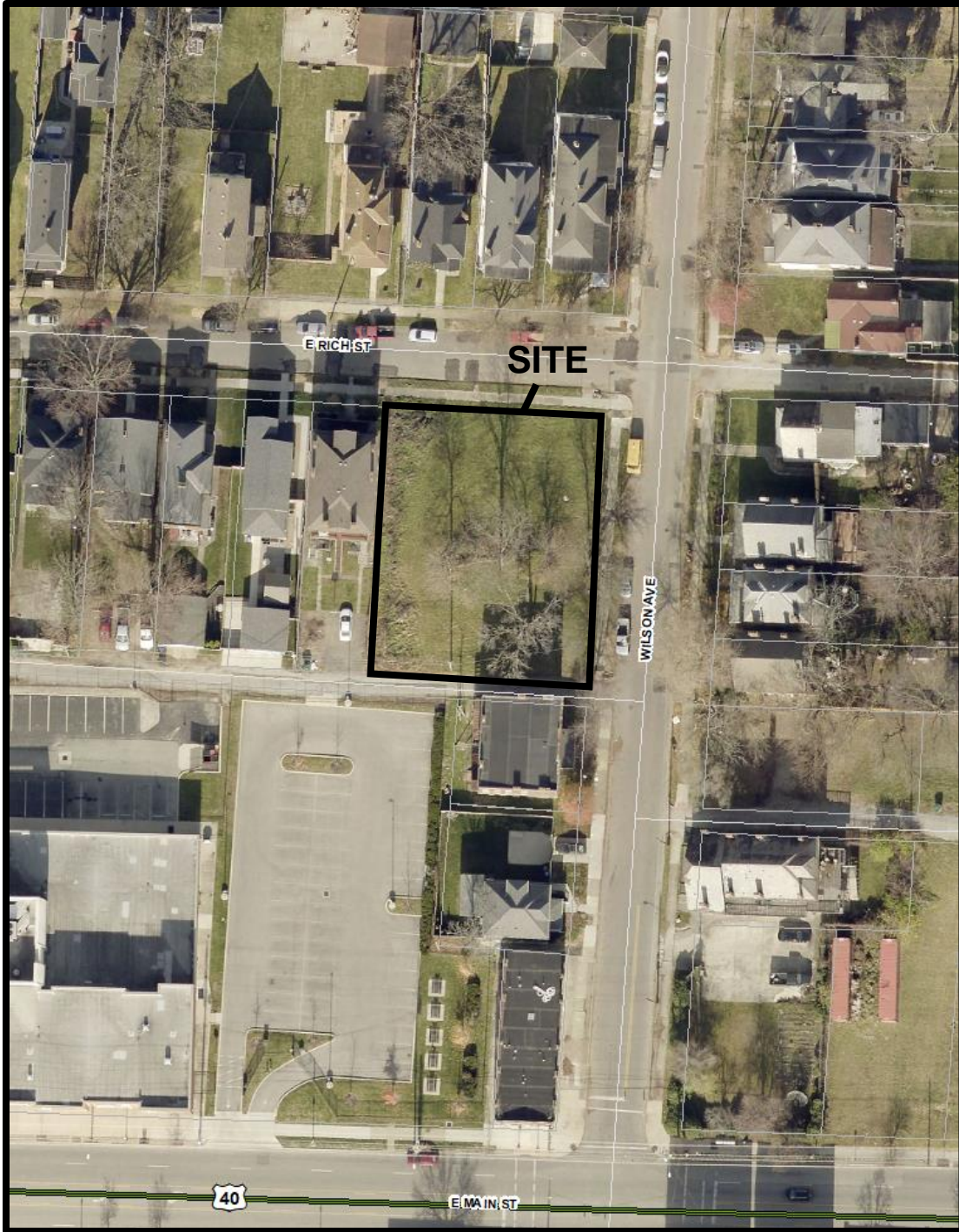
Signature of Applicant Jeffrey Steele

 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.