












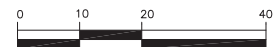


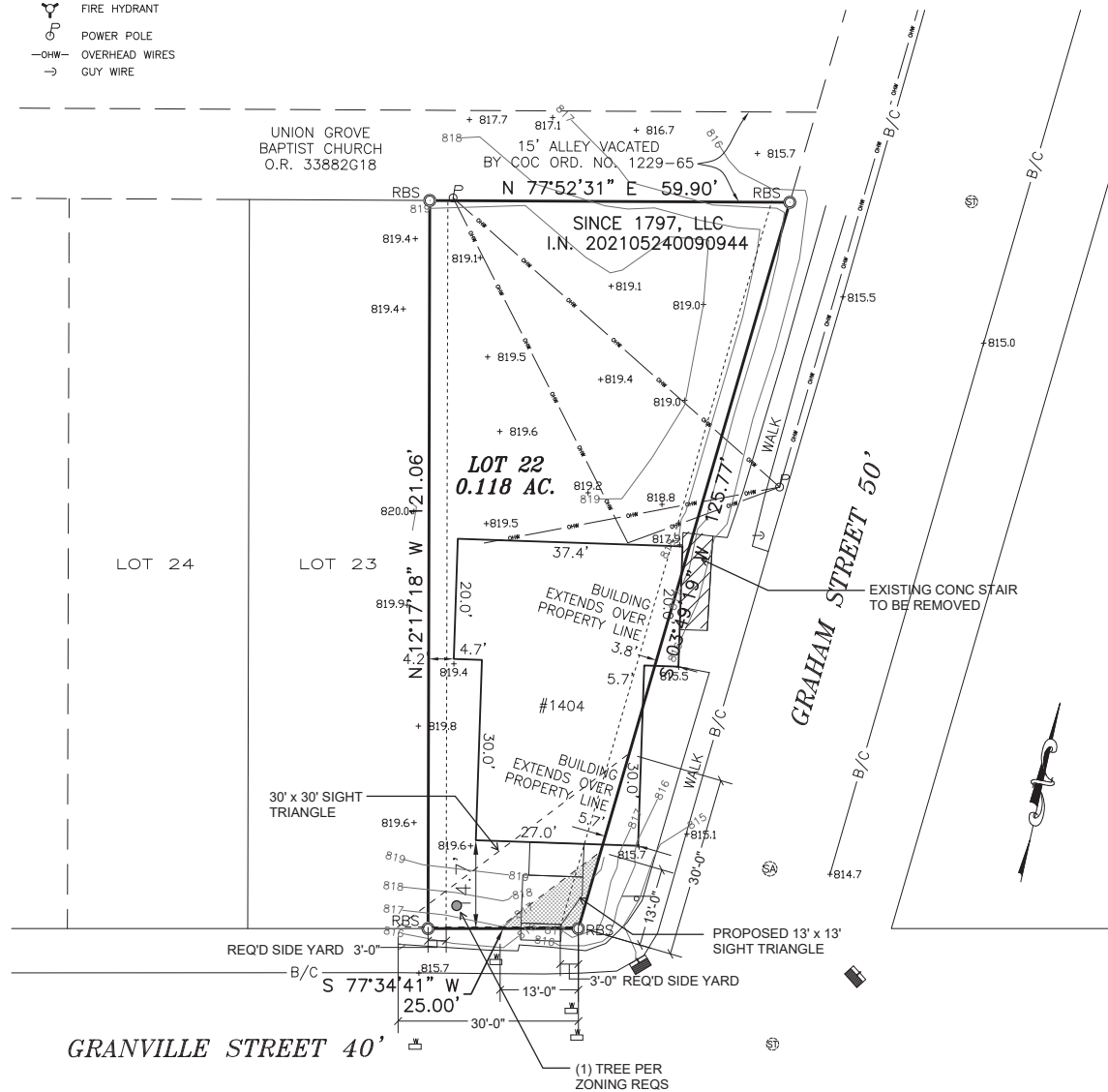
LEGEND

- | | | |
|-----------------------------------------------------------------------------------|----------------|----------------|
|  | IPF | IRON PIN FOUND |
|  | RBF | REBAR FOUND |
|  | RBS | REBAR SET |
|  | SANITARY | MANHOLE |
|  | STORM | MANHOLE |
|  | GAS VALVE | |
|  | WATER TAP | |
|  | SIGN | |
|  | CURB INLET | |
|  | FIRE HYDRANT | |
|  | POWER POLE | |
|  | OVERHEAD WIRES | |
|  | GUY WIRE | |

GRAPHIC SCALE



(IN FEET)

$$1 \text{ inch} = 20 \text{ ft.}$$


1404 Granville Street Survey

ENCROACHMENT:
BUILDING ENCROACHES INTO GRAHAM STREET 50'
ROAD RIGHT-OF-WAY.

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN MAY OF 2022 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grundler

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

9/16/2017



REV: 9/16/22



LANDMARK SURVEY
GROUP, INCORPORATED

690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

FILE NO. NCH1-JOB8

SURVEY OF

LOT 22

LYING IN

BENJ MONETT'S MT. VERNON

AVE. ADDITION

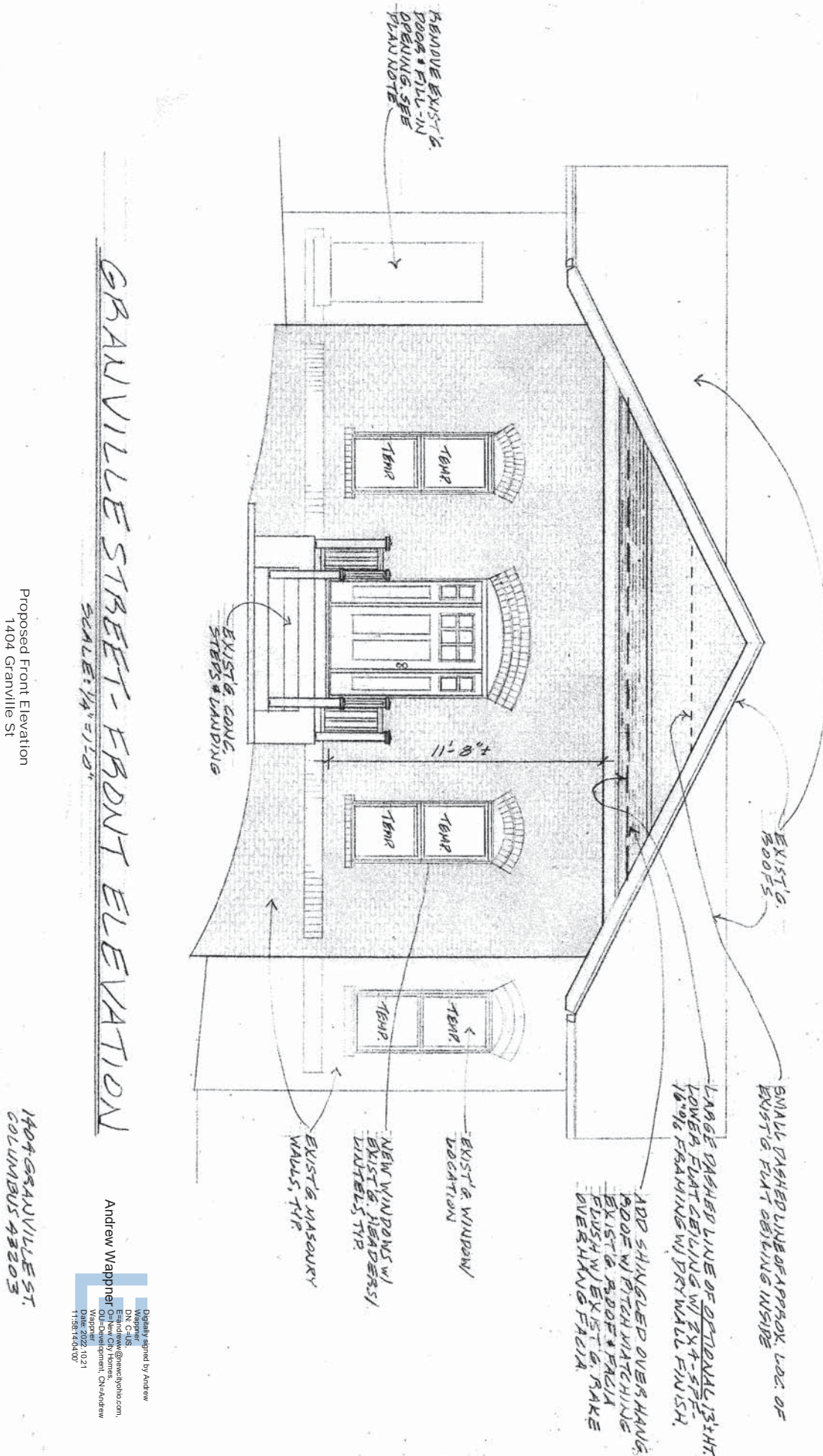
PLAT BOOK 5, PAGE 133

CITY OF COLUMBUS

CITY OF COLUMBUS
COUNTY OF FRANKLIN

STATE OF OHIO

Elevations - Sheet 1



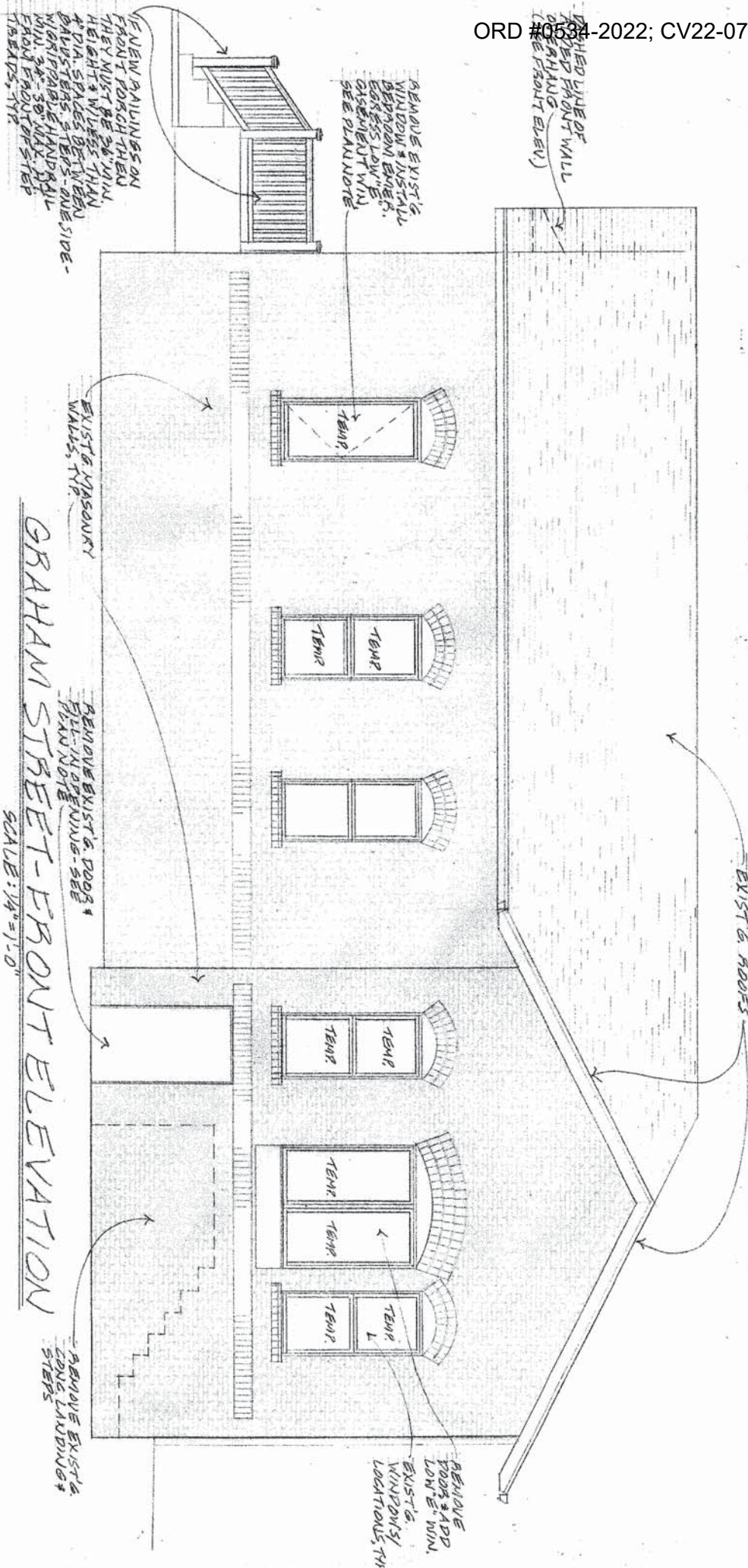
Proposed Front Elevation
1404 Granville St

1404 GRANVILLE ST.
COLUMBUS 43203

Digitally signed by Andrew Wappner
DN: cn=Andrew Wappner, o=Andrew Wappner, ou=Andrew Wappner, email=Andrew.Wappner@wappnerphoto.com, c=US
Date: 2022.10.21 11:58:14-04'00'

Elevations - Sheet 2

Digitally signed by Andrew Wapper
DN: C=US,
E=andreww@newcityhoms.com,
O=New City Homes,
OU=Development, CN=Andrew Wapper
Date: 2022.10.21 11:58:40-0400



Proposed Side Elevation
1404 Granville St

1404 GRAVILE ST.
COLUMBUS 43203

Statement of Hardship for Variances

1404 Granville St, Columbus, OH 43203

PID: 010-067188-00

This parcel is currently zoned R3, H35. No change in zoning district or height are being requested. This property was previously used for a church, and we would like to renovate the existing building into a 2-unit dwelling. The following variances would be required:

1) 3332.035 – R-3 Residential District Permitted Uses

A council variance is required to allow a 2-family dwelling in this zoning district.

2) 3332.05 (A)(4)- Area district lot width requirements: “(A) No building shall be erected or altered except in accordance with this Code; and on a lot with a width measured at the front lot line of no less than: (4) 50 feet in an R-1, R-2, R-3, R-2F or R-4 area district”

A variance is needed to reduce the required lot width from fifty feet (50') down to twenty five (25') feet. The lot is trapezoidal in shape and the building to be renovated is existing.

3) 3332.13 - R-3 area district requirements: “In an R-3 area district a single-family dwelling or other principal building shall be situated on a lot of no less than 5,000 square feet in area”

A variance is needed to reduced the required lot area from 5,000 square feet down to 1,875 square feet. Based on section 3332.18(C) the calculation is as follows for a lot width of twenty-five feet (25'):

$$(25' \times 3) \times 25' = 1,875 \text{ square feet.}$$

4) 3332.25 – Maximum Side Yards Required: “The sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot, provided that not more than the following need be so devoted: (B)In SR, R-1, R-2, R-3, R-2F, R-4 or MHD districts - 16 feet.”

A variance is needed to reduce the maximum required side yard from five feet (5') down to 4.2 feet (4.2').

$$25' \text{ lot width} \times 20\% = 5' \text{ of total required side yard.}$$

5) 3332.26 – Minimum Side Yard Permitted: “The minimum side yard shall be the least dimension between any part of the building or structure and the side lot line, which least dimension shall be as follows: (B)In SR, R-1, R-2 and R-3 districts - five feet; except that:(1)On a lot 40 feet wide or less, the least dimension shall be no less than - three feet.

A variance is needed on the east side of the property to reduce the required side yard from three feet (3') to zero feet (0')

6) 3321.05 – Vision Clearance: (B)(2) Clear Vision at Intersections. A clear vision triangle shall be maintained on each residential lot, including but not limited to, 1-, 2-, or 3-unit; apartment; planned unit development; or planned community development district lot adjacent to a street intersection. Within the clear vision triangle no fence, wall, planting, or other obstruction shall exceed two and one-half feet in height above the centerline grade of the intersecting streets. A "clear vision triangle" is that area of a corner lot bounded on two sides by the intersecting street lines (property lines) and on the third side by a line connecting two points, one located on each street line 30 feet from the point of intersection.

A variance is needed to reduce the clear vision triangle from a thirty foot (30') clear vision triangle to a thirteen foot (13') by thirteen foot (13') clear vision triangle. See site plan for depiction of the requested sight triangle.

7) 3312.49 – Minimum Numbers of Parking Spaces Required (Table 1): For 1,2,3 dwelling units two (2) spaces per unit are required.

A variance is needed to allow zero (0) spaces per unit. The parcel is a corner lot with limited space for a viable curb cut without impacting the safety of the intersection. The only logical place for a curb cut would be the northeast (NE) corner of the site, however, this location is not feasible due to the grading of the site.

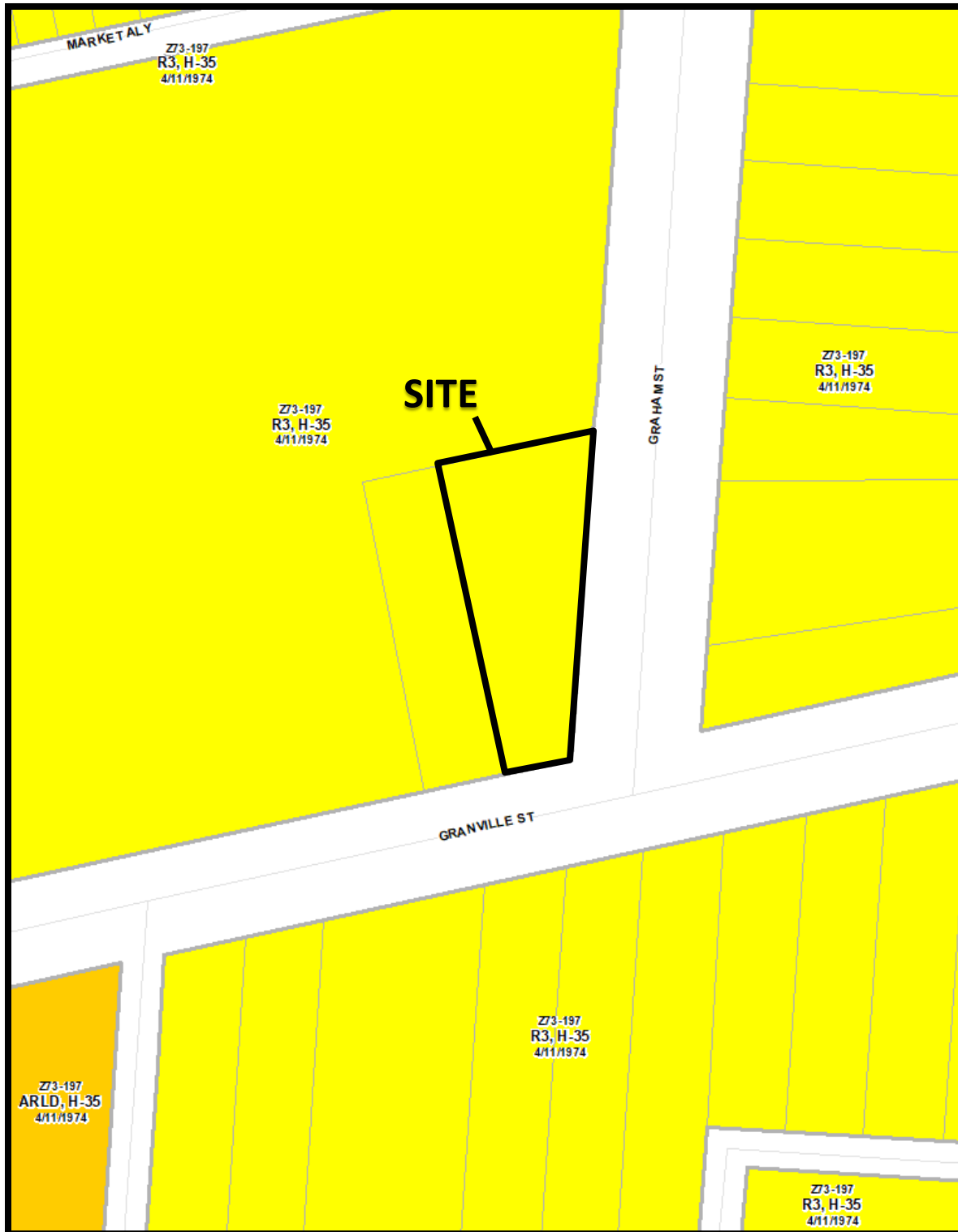
According to the Franklin County Auditor site the church on this parcel was built in 1920 and predates the current zoning requirements. The variances being requested are to allow the existing structure to come into zoning conformance and remain situated as-is and be repurposed as a 2-unit dwelling.

This Council Variance request is additionally accompanied by a separate request for an Encroachment Easement into the public right-of-way. The existing church extends into the right-of-way, and we would like to renovate the building in place.

These variances and the accompanying encroachment easement will not adversely affect the neighborhood, neighboring properties, or the delivery of any governmental services. The structure has been in this location since 1920 and is being renovated for another purpose, which is compatible with the character of the neighborhood.


Signature of Applicant: Since 1797 LLC c/o Andrew Wappner

10/26/2022
Date



CV22-070
1404 Granville St.
Approximately 0.12 acres



CV22-070
1404 Granville St.
Approximately 0.12 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

CV 22-070

Address

1404 Granville St

Group Name

Near East Area Commission

Meeting Date

10/13/2022

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:

- Commission has concerns about the absence
~~about the~~ of off street parking.

Vote

8-2-3

Signature of Authorized Representative

[Signature]

Recommending Group Title

Chair

Daytime Phone Number

614 903 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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-070

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) Andrew Wappner
of (COMPLETE ADDRESS) 156 E 3rd Ave, Columbus, OH 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 (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. Since 1797 LLC, (614) 972-7799 PO Box 732, Worthington, OH 43085 Columbus Employees = 15	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature] 2/3/2023

Sworn to before me and signed in my presence this 3rd day of February, in the year 2023

[Signature]
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



BEVERLY L. KAZEE
Notary Public
State of Ohio
My Comm. Expires
April 28, 2025

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