



OWNER:
 PRESSESS HOME INVESTORS LLC
 5000 REMINGTON CENTRE SITE 2212 COLUMBUS, OH 43220

LEGAL DESCRIPTION:
 1325 E. MOUND ST
 SUB 17

AMENITIES:
 GRANITE KITCHEN, 1 BATH
 LAUNDRY, CLOSET, PANTRY
 SITE 2212 STREET
 COLUMBUS, OH 43215
 (614) 266-1111
 gundzelman@gunzelman.com

SITE ADDRESS: 1125 E. MOUND STREET, COLUMBUS, OH 43205

TOTAL LOT AREA: 6113 ACRES

ZONING: R-3

SETBACKS: 15'-0"

PHASE: 1

ZONING DATA:

PROJECT DESCRIPTION:
 CONSTRUCTION OF A DETACHED GARAGE WITH ADJACENT PORCH, 1500 SQUARE FEET, AND TWO NEW TREES ON A 6113 ACRES LOT.

LOT INFORMATION:
 TOTAL LOT SQ FT: 3484 SQ FT

TOTAL GARAGE STREET PARKING SPACES: 4 TOTAL (2 GARAGE, 2 SURFACE)

SETBACKS:
 FRONT: 15'
 REAR: 15'
 EAST: 15'
 WEST: 15'

TOTAL LOT COVERAGE (SQ. FT.): 1232 SQ FT (20% LOT COVERAGE)

DETACHED GARAGE COVERAGE (SQ. FT.): 800 SQ FT (13%)

BACKLASH HEIGHT:
 MAX: 30'-0"
 MIN: 27'-0" TO 180 POINT OF ROOF



CV19 - 078

The development depicted on this drawing may be slightly adjusted to reflect requirements of the City of Columbus. The developer shall be responsible for obtaining all necessary permits and approvals from the City of Columbus. The developer shall be responsible for obtaining all necessary permits and approvals from the City of Columbus. The developer shall be responsible for obtaining all necessary permits and approvals from the City of Columbus.

David B. Dancy 1/6/2020
 Designer
 Daniel Reed 1/6/2020
 Checker



GUNZELMAN
 architecture + interiors
 88 N 5th Street Suite 232
 Columbus OH 43215
 P 614-674-6696

PLT #: 19-172

1125 E. MOUND STREET
 COLUMBUS, OH 43205

REVISIONS

SITE PLAN

PHASE:

DATE: 01.08.2020

A-0.2



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

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):

See Exhibit B

Signature of Applicant

Preferred Home Investors LLC

Date

7-19-19

By Donald B. Plank

Signature of Attorney

Donald Plank

Date

7/19/19

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

Exhibit B
Statement of Hardship CV19- 078
1125 E Mound Street, Columbus, OH 43205

The site is one (1) parcel (PID: 010-014383) zoned R-3, Residential District from the 1974 Model Cities area rezoning. Applicant proposes to a new two (2) dwelling unit building with each unit to be sold as a condominium. The area has many forms of residential uses. The proposed two-family dwelling is consistent with a wide range of housing stock and styles in the area. The existing house is in poor condition and will be razed in conjunction with the construction to the new building.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. The immediate area as well as the Near East Commission Area has many forms of residential uses. The proposed two dwelling unit building is consistent with the immediate area, the full commission area, with several other comparable development projects and with investment in the neighborhood with a project designed for owner occupancy. Applicant plans to sell the units as condominiums thereby increasing the likelihood of home ownership. The proposed use is consistent with the area and the site. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, require the variances as noted for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

- 1). Section 3332.035, R-3 Residential District, to permit a two (2) dwelling unit building in the R-3 District.
- 2). Section 3332.05(A)(4), Area District Lot Width Requirements, to reduce required lot width from 50 feet to the existing lot width of 36 feet.
- 3). Section 3332.13, R-3, Area District Requirements, while actual lot area is 5,445 square feet , as required for a principal building, lot area based on Section 3332.18(C), Basis of Computing Area, is 3,888 square feet by multiplying lot width (36') by three times the lot width (108').



CV19-078
1125 E. Mound St.
Approximately 0.13 acres



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1125 E. Mound St.
Approximately 0.13 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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: CV19-078

Address: 1125 E Mound Street

Group Name: Near East Area Commission

Meeting Date: November 14, 2019

- Specify Case Type: [] BZA Variance / Special Permit [x] Council Variance [] Rezoning [] Graphics Variance / Plan / Special Permit

- Recommendation: (Check only one and list basis for recommendation below) [x] Approval [] Disapproval

NOTES:

Five horizontal lines for notes.

Vote: 8-2-0

Signature of Authorized Representative: Kathleen D. Bully (Signature) CHAIR NEAR EAST AREA COMM (Title) 614-582-3003 (Phone Number)

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #: CV19-078

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 43215

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 4 lines per box)

1. Preferred Home Investors, LLC; 5000 Arlington Centre, Suite 2212, Columbus, OH 43220 # Columbus based employees: Zero (0) Contact: Lonnie Freeman, 614-571-0910	2. ----- -----
3. ----- -----	4. ----- -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 19th day of July, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer