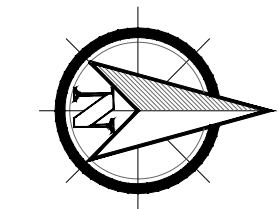
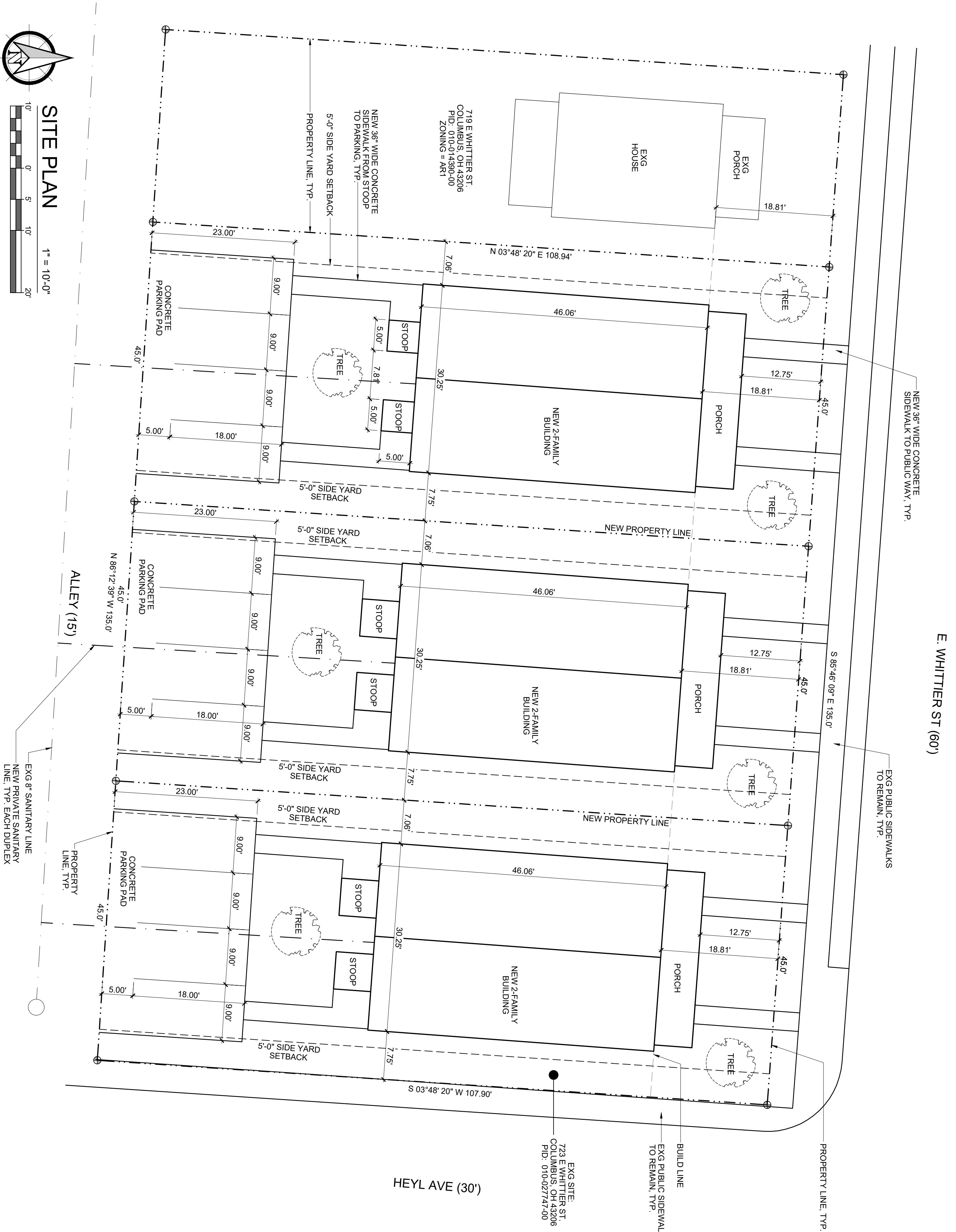


737-739 E. WHITTIER ST. COLUMBUS, OHIO 43206 DUPLICES

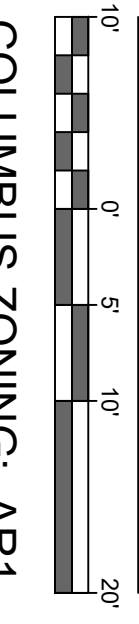
PREPARED FOR:

Healthy Homes

A HEALTHY NEIGHBORHOODS, HEALTHY FAMILIES INITIATIVE



SITE PLAN
1" = 10'-0"



COLUMBUS ZONING: AR1

REAR YARD CALCULATIONS - WEST LOT ONLY
TOTAL LOT SQUARE FOOTAGE = 4,884.6 S.F.
MINIMAL REAR YARD = 4,884.6 S.F. X 0.25 = 1,223.65 S.F.
TOTAL REAR YARD SQUARE FOOTAGE = 1,501.76 S.F.
REAR YARD > 25.0% REAR YARD REQUIREMENT = COMPLIES

TREE TO BE PROTECTED ON SITE THAT MEETS THE SIZE REQUIREMENTS IN SECTION 321.14. FINAL LOCATION OF LANDSCAPING IS INSTALLED.

Final Received 6/25/21 CV21-031

Jordan Henderson, Project Manager
Date: 6/25/2021

ZONING INFORMATION

PID #:	010-02777430
AREA:	RESIDENTIAL (SINGLE-FAMILY TOWNHOUSES)
PROPOSED USE:	1 UNIT PER 1,200 S.F. - COMPLEXES
DENSITY:	
REQUIRED PARKING:	2 PARKING SPACES PER UNIT
REQUIRED TREES:	1 PER NEW LOT
PROVIDED TREES:	1 PER NEW LOT
BUILDING SIZE:	2,765.5 S.F. PER 2-UNIT TOWNHOUSE
HEIGHT OF NEW BLDG:	30'-10 13/16"
FLOOD ZONE:	X
FIRM PANEL #:	39049C0328K (DATE 06/17/2009)

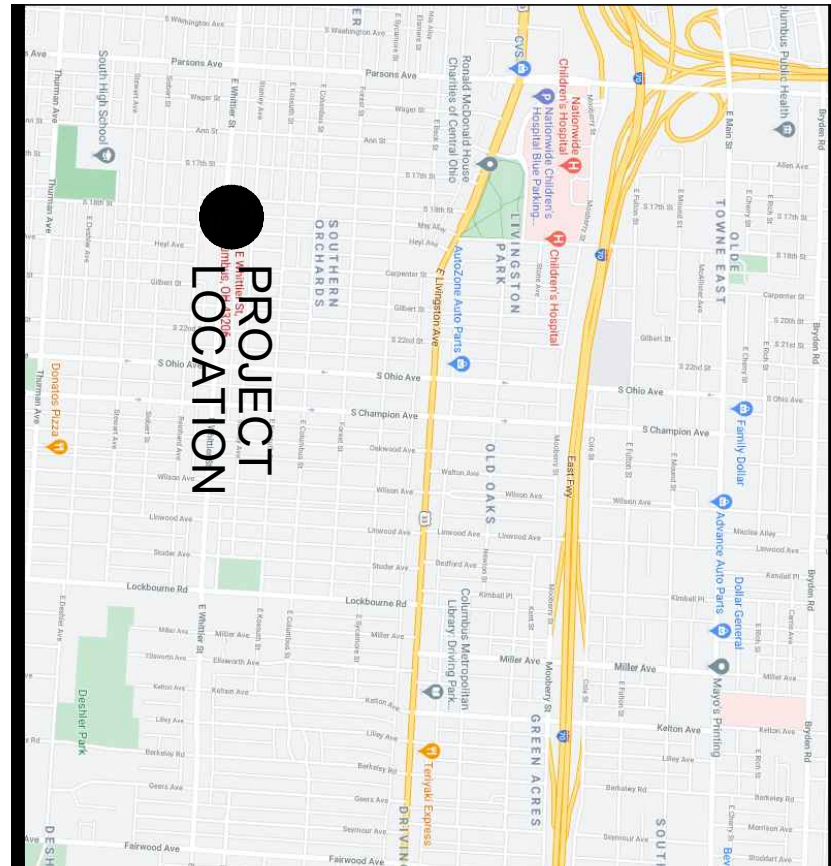
PARKLAND DEDICATION ORD.

THE PARKLAND DEDICATION ORDINANCE (CC3318) DOES NOT APPLY TO THIS PROJECT / PROPERTY

GENERAL NOTE

PROJECT WILL COMPLY WITH THE FOLLOWING SECTIONS:
3312.21: LANDSCAPING AND SCREENING
3312.39: STRIPING / MARKING
3312.43: SURFACE
3312.45: WHEEL STOPS / CURB
CHAPTER 3321

LOCATION MAP



#	DATE	ISSUED WITH CHANGE DESCRIPTION

737-739 E. WHITTIER ST.
COLUMBUS, OHIO 43206
DUPLICES
PREPARED FOR:

Healthy Homes
A HEALTHY NEIGHBORHOODS, HEALTHY FAMILIES INITIATIVE

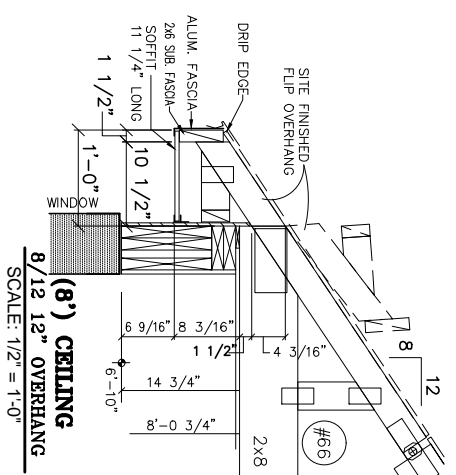
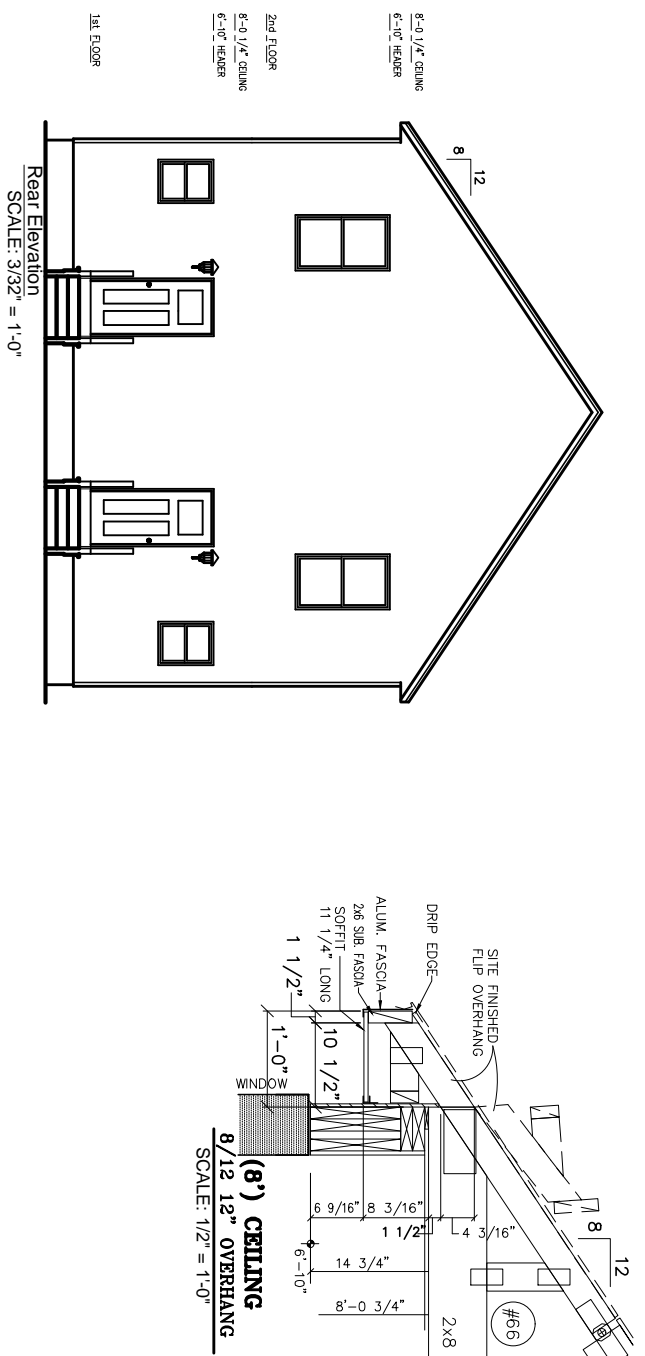
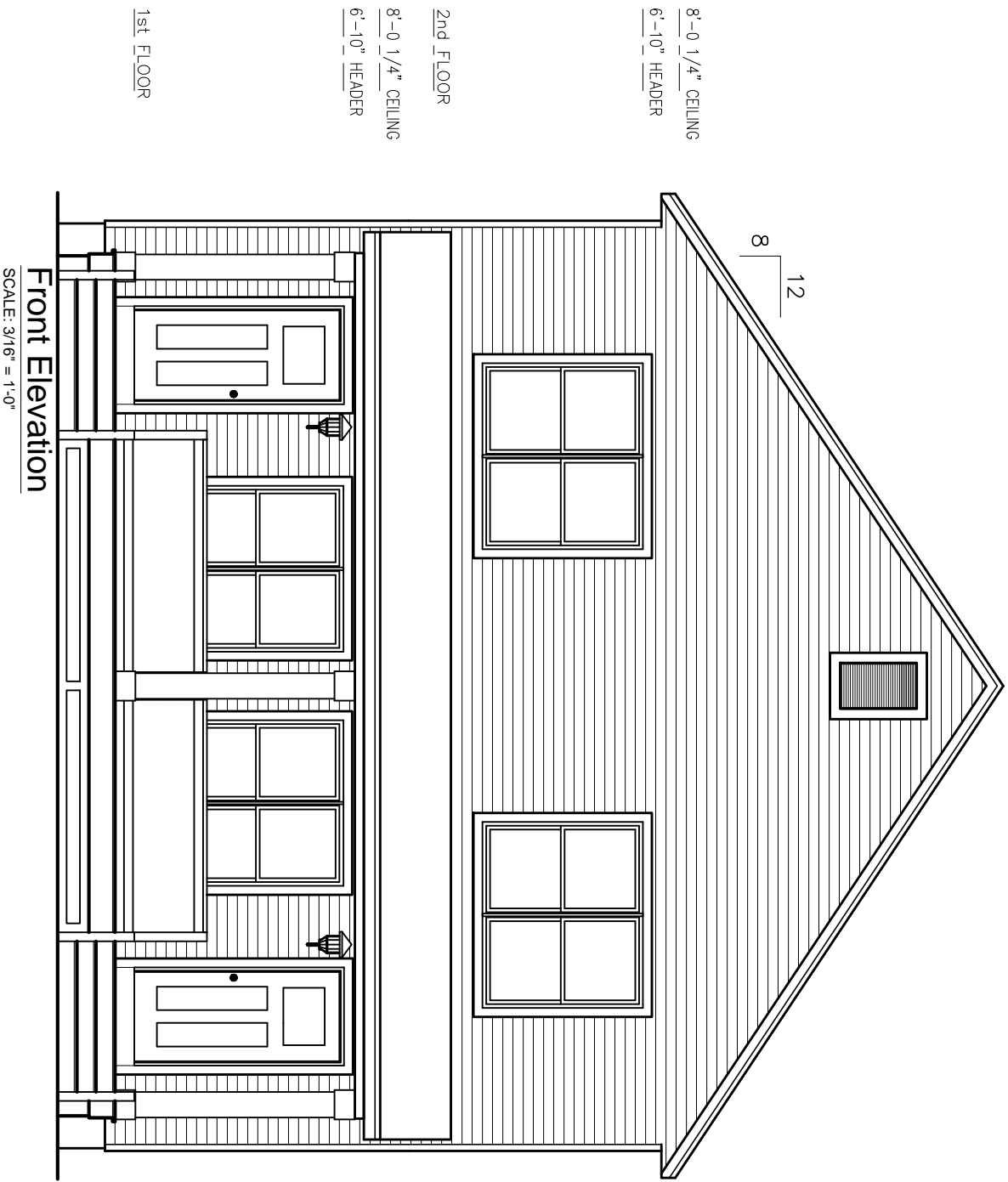
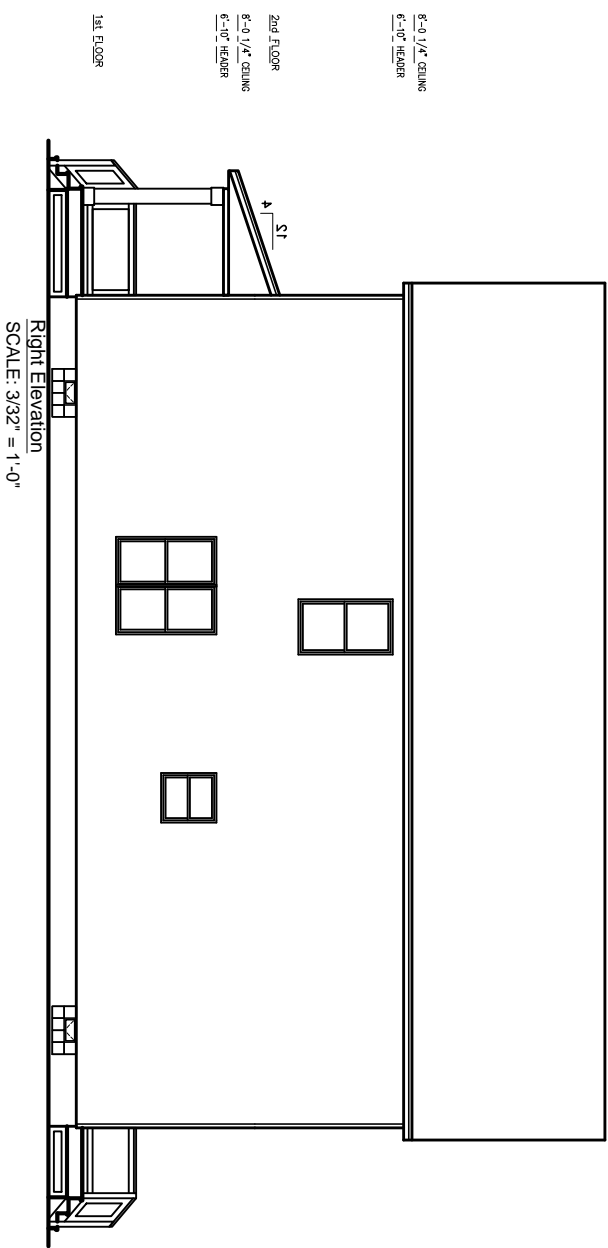
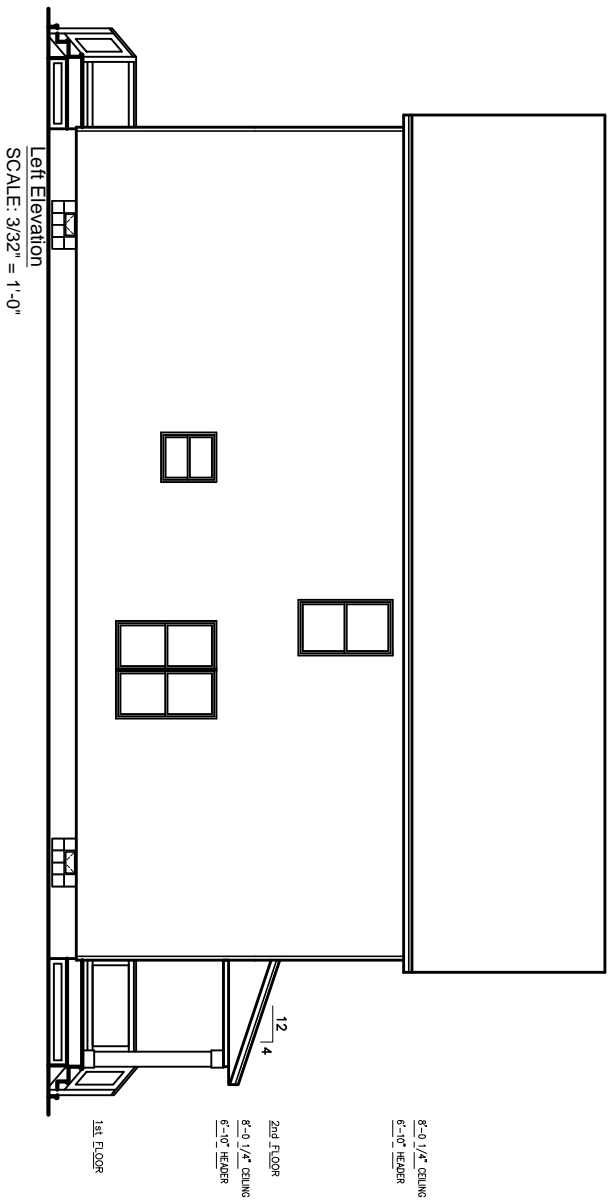
SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.2761 WWW.SBA-STUDIOS.COM

STATE OF OHIO ARCHITECTS REGISTERED

SCOTT D. BAKER
BAKER
14664

DATE: 05.07.2021
VARIANCE SUBMISSION
SBA STUDIOS PROJECT # 2020-332

A0-1



Final Received 6/25/21 CV21-031

Jordan Henderson, Project Manager

Jordan Henderson
6/25/2021

FIELD NOTES

 THE FOLLOWING ITEMS ARE TO BE SITE-INSTALLED AND ARE NOT PART OF INDUSTRIALIZED UNIT AUTHORIZATION. ALL CONSTRUCTION BELOW THE INDUSTRIALIZED UNIT EXTERIOR SIDING ON SIDE ELEVATIONS EXTERIOR DOORWAY LANDINGS PORCHES GARAGE

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

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):

Please see the attached doc.

Signature of Applicant

Agent


Date

3/18/2021

Statement of Hardship

Section 3333.02 of the zoning code for AR-1 districts requires that newly constructed dwellings be three units or more up to an apartment complex, as dictated by lot size. Healthy Rental Homes aspires to subdivide what is currently a single (.336 acre) parcel at 737-739 Whittier Street, and construct three two-family dwellings. This parcel was previously subdivided and developed with seven town homes, and an adjoining mixed-use building at the corner of Whittier Street and Heyl Avenue. Based on the AR-1 zoning, we are seeking a use variance to allow for the construction of two-family dwellings. In addition, section 3333.09 of the zoning code dictates that minimum lot widths in AR-1 zoned districts be 50'. Per the attached site plan, we are proposing to divide this parcel into three 45' wide lots, which is the maximum that can be achieved given the 135' overall lot frontage.

The proposed re-development plan is in keeping with the community. The subject site is located on the South side of Whittier, and is contiguous to 4 blocks (from Wager St. to Heyl Ave.) which are almost exclusively zoned AR-1. Care has been taken to design housing that blends into the community, and the 35' height district has been observed; please see the included elevations and renderings for more details. Additionally, this project will require approval from the State Historic Preservation Office to further ensure continuity with the existing fabric of the neighborhood.

The requested relieve is not substantial in nature given that this project will still meet parking, side, and rear yard requirements. Additionally, the proposed use will not detract from quality of life, safety, or the provision of governmental services. The proposed dwellings are intended to increase the stock of high-quality, affordable housing options available to families earning between 50 and 80 percent of Area Median Income, and some of the financing for this project will come from the City of Columbus, Department of Development.

Signature of Agent



Date

3/16/2021



CV21-031
737 - 739 E. Whittier St.
Approximately 0.34 acres

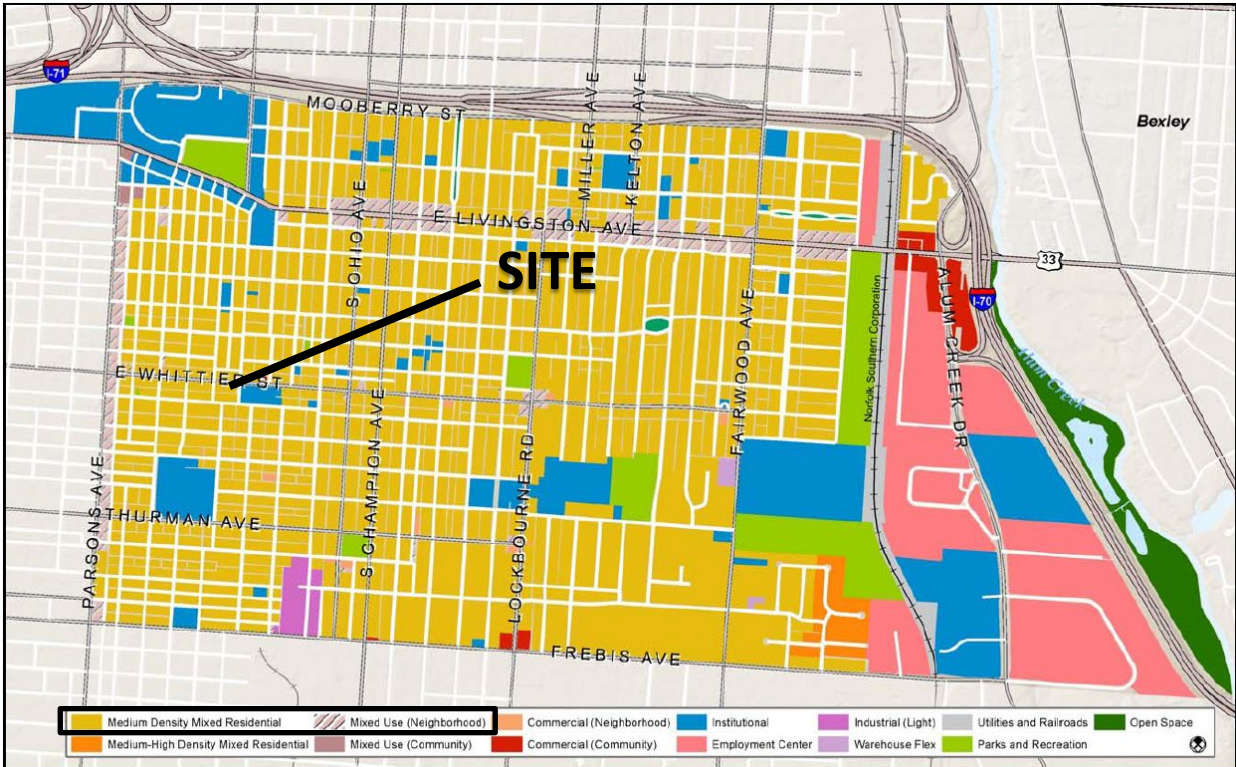


Figure 10: Future Land Use Plan Map

CV21-031
737 - 739 E. Whittier St.
Approximately 0.34 acres



CV21-031
737 - 739 E. Whittier St.
Approximately 0.34 acres

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.

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 #: CV21-031

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) Jordan Henderson, Healthy Rental Homes VII LLC--Agent
of (COMPLETE ADDRESS) PO Box 77499 Columbus, OH 43207
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. COCIC, Curtiss Williams, President 614-724-4938 845 Parsons Ave. Columbus, OH 43206 7 employees</p>	<p>2. Healthy Homes, Jordan Henderson 614-355-0393 PO Box 77499 Columbus, OH 43207 0 employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFILIANT

Jan A. Henderson, Jordan Henderson

Sworn to before me and signed in my presence this 18th day of March, in the year 2021

SIGNATURE OF NOTARY PUBLIC

Angel Guzman Rodriguez

My Commission Expires

2/15/26

Notary Seal Here



Angel Guzman Rodriguez
Notary Public, State of Ohio
My Commission Expires 02-15-26

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