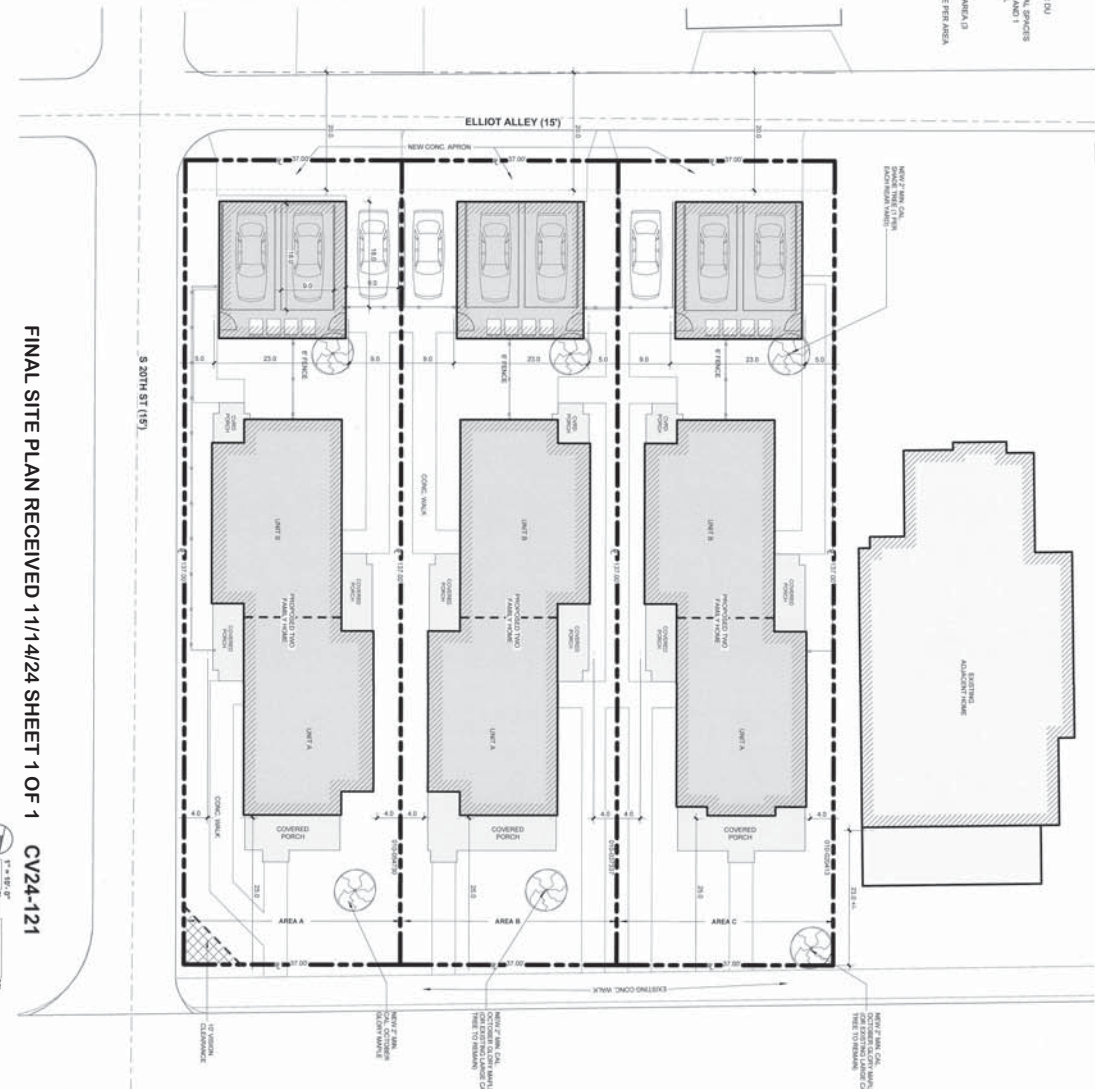


**SITE DATA TABLE**

ADDRESS	797 989 OAK STREET
PARCEL NO	010020413, 010030337, 010040730
EXISTING ZONING	R3
EXISTING AREA	AREA A - 7 AC +/- 1,500 SF +/- AREA B - 1.2 AC +/- 1,000 SF +/- AREA C - 1.2 AC +/- 1,000 SF +/-
<b>A. ZONING</b>	NO CHANGE
<b>B. BUILDING</b>	5 DWELLING UNITS - 2 FLOOR ON 2 2 STORES - LESS THAN 37' 36' FOR AREA A 36' FOR AREA B 36' FOR AREA C
<b>C. HEIGHT</b>	NO CHANGE
<b>D. LOT COVERAGE</b>	NO CHANGE
<b>E. SETBACKS</b>	NO CHANGE
<b>F. GARAGE</b>	NO CHANGE
<b>G. DRIVEWAY</b>	NO CHANGE
<b>H. SIDE YARD</b>	NO CHANGE
<b>I. FRONT YARD</b>	NO CHANGE
<b>J. REAR YARD</b>	NO CHANGE
<b>K. SIDEWALK</b>	NO CHANGE
<b>L. SIGNAGE</b>	NO CHANGE
<b>M. UTILITIES</b>	NO CHANGE
<b>N. OTHER</b>	NO CHANGE

The development depicted on this drawing may be subject to engineering, topographical or other data not shown. The applicant warrants that the information provided is true and correct to the best of their knowledge and belief. The applicant warrants that the information provided is true and correct to the best of their knowledge and belief. The applicant warrants that the information provided is true and correct to the best of their knowledge and belief.

*David B. Perry, Agent* Date: 11/14/2024  
*David B. Perry, Agent* Date: 11/14/2024



**SITE AREA CALCULATION**

AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
EXISTING TOTAL	3,500 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF
EXISTING TOTAL	3,500 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF
EXISTING TOTAL	3,500 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF
EXISTING TOTAL	3,500 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF
EXISTING TOTAL	3,500 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF

FINAL SITE PLAN RECEIVED 11/14/24 SHEET 1 OF 1 CV24-121



979-989 OAK STREET  
COLUMBUS OHIO



DATE: 11/14/24  
PROJECT #: 344215  
SHEET: 01  
SHEET TITLE: SITE PLAN

**CITY COUNCIL – ZONING COMMITTEE  
STAFF REPORT  
COUNCIL VARIANCE**

**APPLICATION:** CV24-121  
**Location:** 981 OAK ST. (43205), being 0.36± acres at the southwest corner of Oak Street and South 20<sup>th</sup> Street (010-020413, 010-037337 & 010-054730; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District.  
**Proposed Use:** Two-unit dwellings.  
**Applicant(s):** Blue Chip Homes QOZB, LLC; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.  
**Property Owner(s):** Metropolitan Baptist Church, Inc.; c/o Reverend Dr. Jeffrey Kee; 955 Oak Street; Columbus, OH 43205.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The site consists of three undeveloped parcels in the R-3, Residential District. The applicant proposes to develop each lot with a two-unit dwelling per lot.
- A Council variance is required because the R-3 district only allows single-unit dwellings.
- North of the site is a single-unit dwelling in the R-3, Residential District. South of the site are single- and two-unit dwellings in the R-3, Residential District. East of the site are single-unit dwelling in the R-3, Residential District. West of the site is a single-unit dwelling in the R-3, Residential District.
- The site is within the boundaries of the *Near East Area Plan* (2005), which does not contain a specific land use recommendation for this location. The Plan does support new infill housing that contributes to a walkable and diverse neighborhood, and includes design guidelines.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this proposed development.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested Council variance the development of a two-unit dwelling on three undeveloped lots in accordance with the submitted site plan. The proposed use is consistent with residential infill developments within urban neighborhoods and is compatible to the existing development pattern and architecture of the surrounding neighborhood.

## 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.

#### **The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:**

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes  No

Applicant proposes to build three (3), two (2) dwelling unit buildings on 3 separate vacant platted lots/parcels. The R-3 area of NEAC is characterized by many forms of land use. Many two dwelling unit buildings by variance in the R-3 have been supported by staff, NEAC and City Council.

2. Whether the variance is substantial.

Yes  No

The Near East Area Commission has a wide range of dwelling unit configurations with many uses other than single family dwellings in the R-3 District. There is past precedent for approval of variances for two dwelling unit buildings in the R-3.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes  No

The essential character of the neighborhood won't be altered nor will adjoining properties suffer a detriment. The Near East Area Commission has a wide range of residential configurations including many uses other than single family dwellings in the R-3 District.

# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes  No

There will be no effect on the delivery of governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes  No

The applicant hasn't purchased the property. The need for zoning for the proposed project was determined during due diligence.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes  No

A variance application is required for the proposed development.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes  No

The spirit and intent of the zoning requirement will be observed and substantial justice done by granting the variance. A characteristic of the Near East Area Commisison area is a wide range of land uses, including single-family, two-family and multi-family residential land uses.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

The site is three (3) separate vacant platted lots/parcels zoned R-3 from a 1993 area rezoning.

Applicant proposes to build a two-family dwelling on each of the 3 parcels. Each of the three (3) platted lots/parcels meet the requirements of Section 3332.16, Exception for Single or Two-Family Dwelling, having been platted prior to 1959.

Exhibit B, page 3 for requested variances.

Signature of Applicant

*Blue Chip Homes Q02B, LLC*  
*by David B. Perry, Agent*

Date

*9/25/2024*

Signature of Attorney

*Donald Hawk*

Date

*9/25/24*

**CV24-121**

**981 Oak Street, Columbus, OH 43205**

**Variances:**

- 1). Section 3332.035, R-3 Residential District, to permit a two (2) dwelling unit building on each of three (3) parcels.
- 2). Section 3332.05(4), Area District Lot Width Requirements, to reduce lot width from 50' to 37' (existing platted lots).
- 3). Section 3312.49, Required Parking, to reduce parking from 4 spaces to 3 spaces for each of the three (3), two (2) dwelling unit buildings on separate parcels.

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11/07/2024



CV24-121  
981 Oak St.  
Approximately 0.36 acres





CV24-121  
981 Oak St.  
Approximately 0.36 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 CV24-121

Address 981 OAK STREET

Group Name NEAR EAST AREA COMMISSION

Meeting Date NOVEMBER 14, 2024

- 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:**

Vote 13-0-0

Signature of Authorized Representative [Signature]

Recommending Group Title Chair

Daytime Phone Number 614-403-2225

Please e-mail this form to the assigned planner within 48 hours of meeting day; 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  
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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-121

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.

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, OH 43215  
deposes and states that he 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:

For Example:      Name of Business or individual  
                                 Contact name and number  
                                 Business or individual's address; City, State, Zip Code  
                                 Number of Columbus-based employees

<p>1. Blue Chip Homes QOZB, LLC; 1165 West Third Avenue, Suite E, Columbus, OH 43212 Number of Columbus-based employees: Zero (0) Contact: Lonnie Freeman, (614) 571-0910</p>	<p>2. Metropolitan Baptist Church, Inc.; 955 Oak Street, Columbus, OH 43205 Number of Columbus-based employees: 1 Contact: Jeffrey Kee, Pastor; (614) 937-0164</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 25<sup>th</sup> day of September, in the year 2024

MaryAlice Wolf  
SIGNATURE OF NOTARY PUBLIC

\_\_\_\_\_  
Notary Seal Here  
My Commission Expires



MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires:  
October 24, 2028

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