



VICINITY MAP
SCALE: NTS

DATA TABLE
 ADDRESS: 100 E. ELEVENTH AVENUE
 TAX DISTRICT / PARCEL: 010-056918
 ZONING: AR-4
 SUBDIVISION: CHITTENDEN PLACE ADDITION
 EASEMENT: LOCATED IN ZONE X

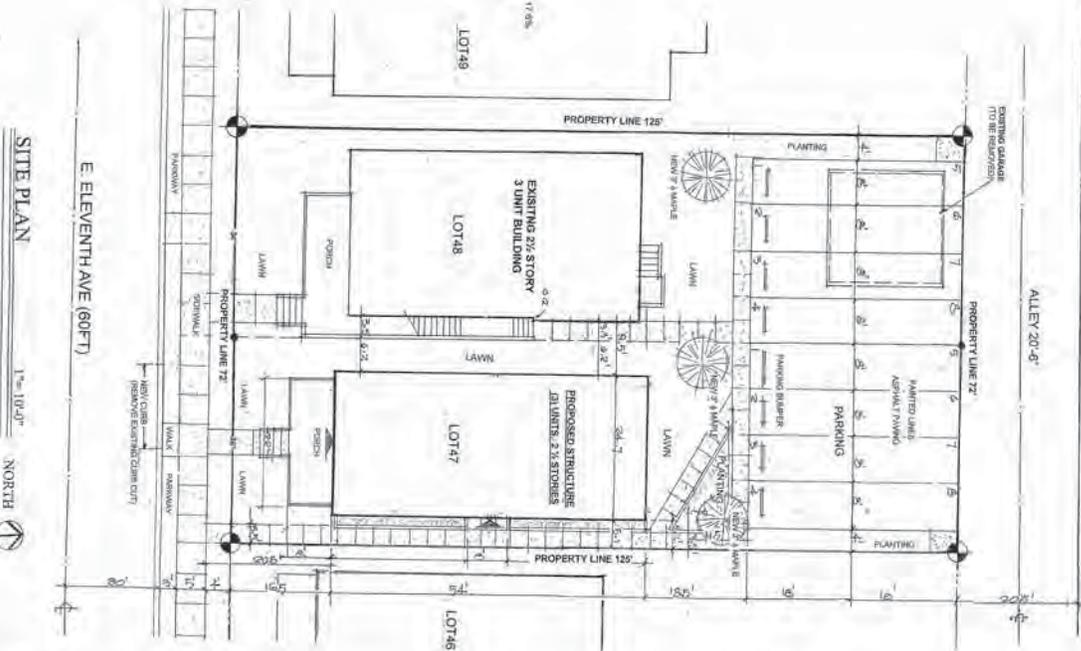
EXISTING STRUCTURE ON LOT 47 (4690 SQ. FT.)
 MAX 50% LOT COVERAGE (LANDSCAPED) - 23.7%
 MAX 20% LOT COVERAGE (SEE BELOW) - 2%
 7 SPACE NIM - 5 SERVICES
 BUILDING LINES AV - 3 FT
 MAX NET AREA 60% - 1500 - 20%
 MAX NET AREA 60% - 1500 - 20%
 MAX NET AREA 60% - 1500 - 20%
 REFUSE - CITY PROVIDED 300 GAL. CONTAINERS

COMBINED AREA CALCULATIONS
 LOT AREA - 72 x 125 = 9,000 SQ. FT.
 LOT COVERAGE 30% ALLOWED / 2700 SQ. FT.
 EXIST 51 x 30 = 1,530 SQ. FT. + NEW 24.67 x 24 = 1,130 SQ. FT.
 TOTAL 2,660 SQ. FT. = 9,000 SQ. FT. @ 31.6%
 NET BLDG AREA 60% ALLOWED / 1,596 SQ. FT.
 EXIST NET 2,480 - NEW 2,660 = 5,140 = 57.1%

PROPOSED STRUCTURE (3) UNITS, 3 BDRMS, 2 1/2 STORIES (LOT 47)

FLOOR	1332 SQ. FT.	GROSS
1 ST FLOOR	312 SQ. FT.	
LESS STAIR(12), WALLS (220), HW/CLO(40)		
NET	980 SQ. FT.	
2 ND FLOOR	1332 SQ. FT.	GROSS
LESS STAIR(12), WALLS(220)		
NET	980 SQ. FT.	
ATTIC	1032 SQ. FT.	GROSS
LESS STAIR HW/C (112) WALLS (210)		
NET	710 SQ. FT.	

1ST 680 SQ. FT. + 2ND 680 SQ. FT. + ATTIC 710 SQ. FT. = 2050 SQ. FT.
 2050 SQ. FT. NET BUILDING AREA + 4800 SQ. FT. LOT AREA = 56.1%



SITE PLAN
1" = 10'-0"



GENERAL NOTES

This structure, in addition to the proper industry steel loads, is designed to resist the following five load conditions:
 1) Dead Load (DL)
 2) Live Load (LL)
 3) Wind Load (WL)
 4) Seismic Load (SL)
 5) Snow Load (SL)
 6) Rain Load (RL)
 7) Ice Load (IL)
 8) Soil Lateral Load (SLL)
 9) Earthquake Load (EL)
 10) Flood Load (FL)
 11) Blast Load (BL)
 12) Impact Load (IL)
 13) Fire Load (FL)
 14) Collision Load (CL)
 15) Explosion Load (EL)
 16) Aircraft Load (AL)
 17) Vehicle Load (VL)
 18) Pedestrian Load (PL)
 19) Bicycle Load (BL)
 20) Horse Load (HL)
 21) Boat Load (BL)
 22) Aircraft Load (AL)
 23) Vehicle Load (VL)
 24) Pedestrian Load (PL)
 25) Bicycle Load (BL)
 26) Horse Load (HL)
 27) Boat Load (BL)

Unless specifically indicated otherwise, finishing floors on frame structures shall be designed for an allowable soil bearing pressure of 7,500 psf. If soil is weaker than this, the foundation shall be designed to transfer the load to a stronger soil. Excavation shall be designed to maintain the structure above the water table. The structure shall be designed to resist the full design wind speed. The structure shall be designed to resist the full design seismic force. The structure shall be designed to resist the full design flood force. The structure shall be designed to resist the full design impact force. The structure shall be designed to resist the full design explosion force. The structure shall be designed to resist the full design aircraft force. The structure shall be designed to resist the full design vehicle force. The structure shall be designed to resist the full design pedestrian force. The structure shall be designed to resist the full design bicycle force. The structure shall be designed to resist the full design horse force. The structure shall be designed to resist the full design boat force.

Wood construction shall conform to the following unless noted otherwise:
 1) All framing shall be in compliance with 2008 IRC.
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CV12-030 Final Received 10/6/12

10/6/12

<p>BUCKETEER REAL ESTATE 41 EAST 44TH AVENUE COLUMBUS, OH 43201 PHONE: (614) 431-7333 FAX: (614) 431-7334</p>	<p>BARRET JARDINE & ASSOCIATES 136 WOODSTOCK RD, COLUMBUS, OH 43221 (614) 896-8223 bjardine@barretjardine.com</p>	<p>JOSEPH LEWIS P.L. 1200 HENDERSON RD. SUITE 10 COLUMBUS, OHIO 43221 PHONE: (614) 226-2896</p>	<p>S.T. CONSULTING LLC 1444 PAYSON DRIVE LEWIS CENTER, OHIO 43081 PHONE: (614) 948-7589</p>	<p>100 E. ELEVENTH AV COLUMBUS, OH 43201</p>
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COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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.

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 requested as detailed below:

3333.035 - AR-4 Apartment Residential District Use.

The two current AR-4 lots # 48 & #47 (010-055918-00) Contain only one dwelling. A lot split of would create an existing non-conforming structure out of the current structure(100 E. Eleventh Ave). In order to avoid this we are requesting this variance as to construct a new structure on the now wasted eastern half of the property. This will fill a gap in the current streetscape as well, as close an existing curb cut on E. Eleventh ave. The lost parking will be accounted for with the new 16 space parking lot on the rear of the property.

Signature of Applicant

Date

6.7.12

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer





106 East Eleventh Avenue

CV12-030



City of Columbus
Mayor Michael B. Coleman

ORD #2259-2012, CV12-030, Pg. 5

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

Serving the University Community for over 30 Years

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Paul Kwapich

John Risteter

Charles Robol

Joaquin Serantes

Gena Shelton

Laura Shinn

Richard Talbott

September 19, 2012
(Revised Nov. 13, 2012)

TO: Shannon Pine,
Planner II
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov

RE: Council Variance for 106 E. 11th Street
Application No.CV12-030

Dear Ms. Pine:

This letter is to inform you that the University Area Commission voted to approve the request for a Council Variance to construct a 2 or 3-unit dwelling on the eastern half of the property located at 106 E. 11th Avenue.

This parcel appears to be one that originally featured a residential structure. The Commission felt that the proposed new housing unit would fill in the gap along E 11th and eliminate a curb cut which would enhance the neighborhood. The final vote was **16** yes, and **1** abstention. The request for variance was approved.

Respectfully Submitted,

Susan Keeny
UAC Zoning Committee
C: (937) 479-0201

*Correction from previously sent letter.



City of Columbus
Mayor Michael B. Coleman

University Area Review Board

109 North Front Street, First Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-1483 fax

RECOMMENDATION

property address
date
applicant:

106 East 11th Avenue

Multi-Family

July 18, 2012

Barret Jardine (Architect), Wayne Garland (Owner)

To members of the Columbus City Council:

The University Area Review Board reviewed a proposal for multi-family residence at 106 East 11th Avenue and on May 24, 2012 passed the following motion:

To support the request for Variances to allow the development of an appropriate multi-unit residence at 106 East 11th Avenue.

Daniel B. Ferdelman, AIA
University Area Review Board staff



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV12-030

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Barret Jardine

Of [COMPLETE ADDRESS] 2561 Woodstock Rd. Columbus, OH 43221
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 formats

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Garland Properties Ltd. 48 E. 15th Ave. Columbus, OH 43201 CONTACT: Bob Mickley (614) 294-5571 25 Columbus Based Employees	2. Breco Construction & Developement 48 E. 15th Ave. Columbus, OH 43201 CONTACT: Bob Mickley (614) 294-5571 30 Columbus Based Employees
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Vasumati K. Amin

My Commission Expires:

8, 2013
VASUMATI K. AMIN
Notary Public, State of Ohio
My Commission Expires
December 8, 2013

Notary Seal Here



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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer