

SITE INFORMATION AND DATA RESIDENTIAL BUILDING IMPROVEMENT AT 794-796 OAKWOOD AVE.

ADDRESS: 794-796 OAKWOOD AVE
COLUMBUS OHIO 43228

PARCEL ID#: 010-049136

EXIST. ZONE: C-4 (VARIANCE REQ.)

BUILDING USE: 3-UNIT RESIDENTIAL

CONST. TYPE: 5B

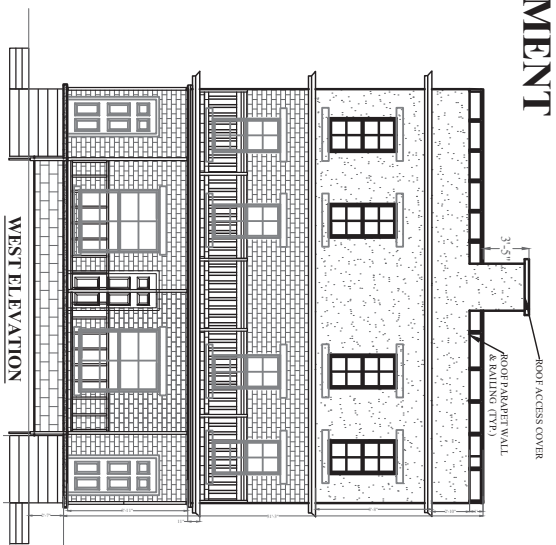
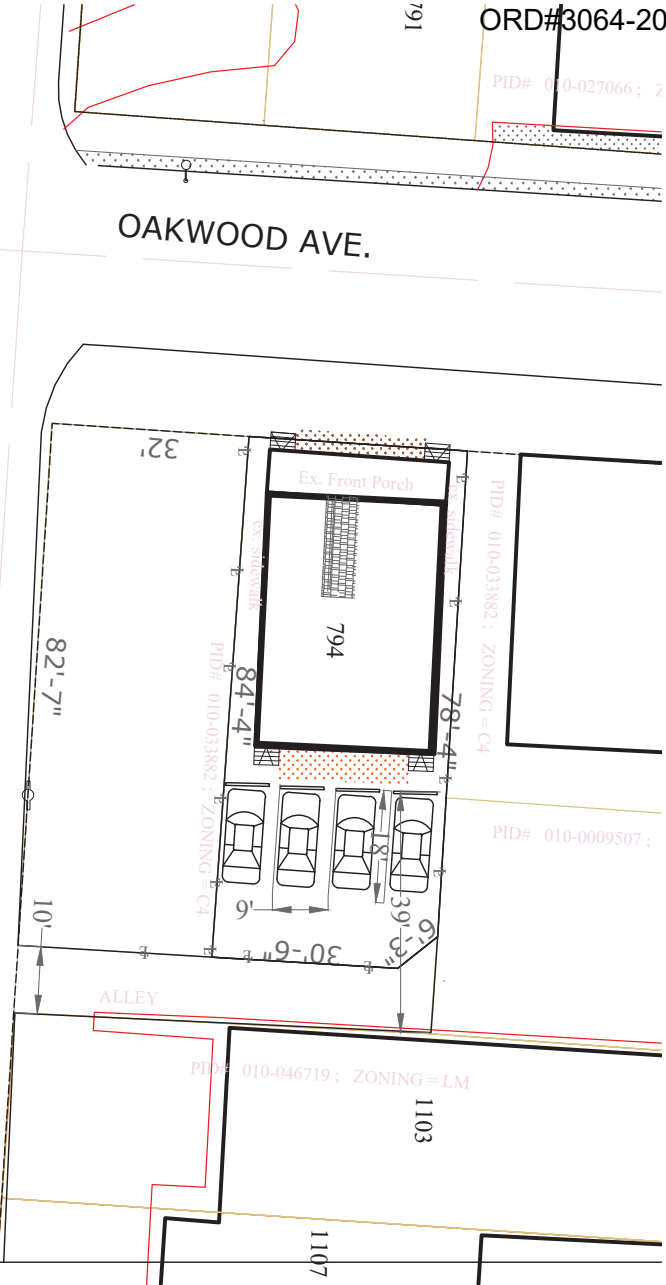
FOOT PRINT AREA: 1,200 SF

LOT SIZE: 2,700 SF, 0.07 ACRES

GOVERNING CODE: 2019 OHIO RESIDENTIAL BUILDING CODE

REQ. PARKING: 6 SPACES (VARIANCE REQ.)

PARKING SPACES: 4 SPACES (EX. NO CHANGE)



PROJECT NAME: RESIDENTIAL BUILDING IMPROVEMENT

LOCATION: 794 OAKWOOD AVE
 Columbus, Ohio

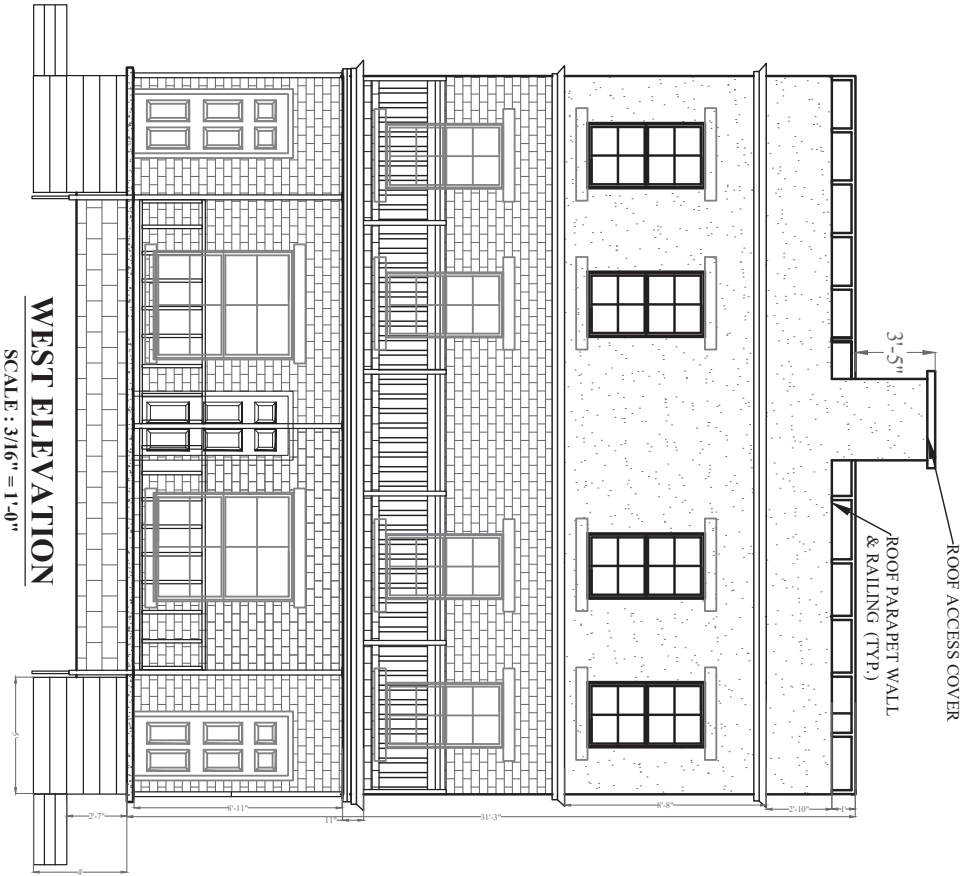
SHEET TITLE: SITE PLAN

FIRM NAME AND ADDRESS:
INDEPENDENT ENGINEERING & PLANNING
 1901 E. DENNIS SQUARE, SUITE 204, COLUMBUS, OH 43229
 614.444.1111 FAX: 614.444.1110
OWNER'S NAME: HAKIMI

SHEET: 1

SITE PLAN
 SC: 1"=20'-0"

OCT. 12, 2023



[Signature]
 OCT. 12, 2023



PROJECT NAME:
 RESIDENTIAL BUILDING IMPROVEMENT

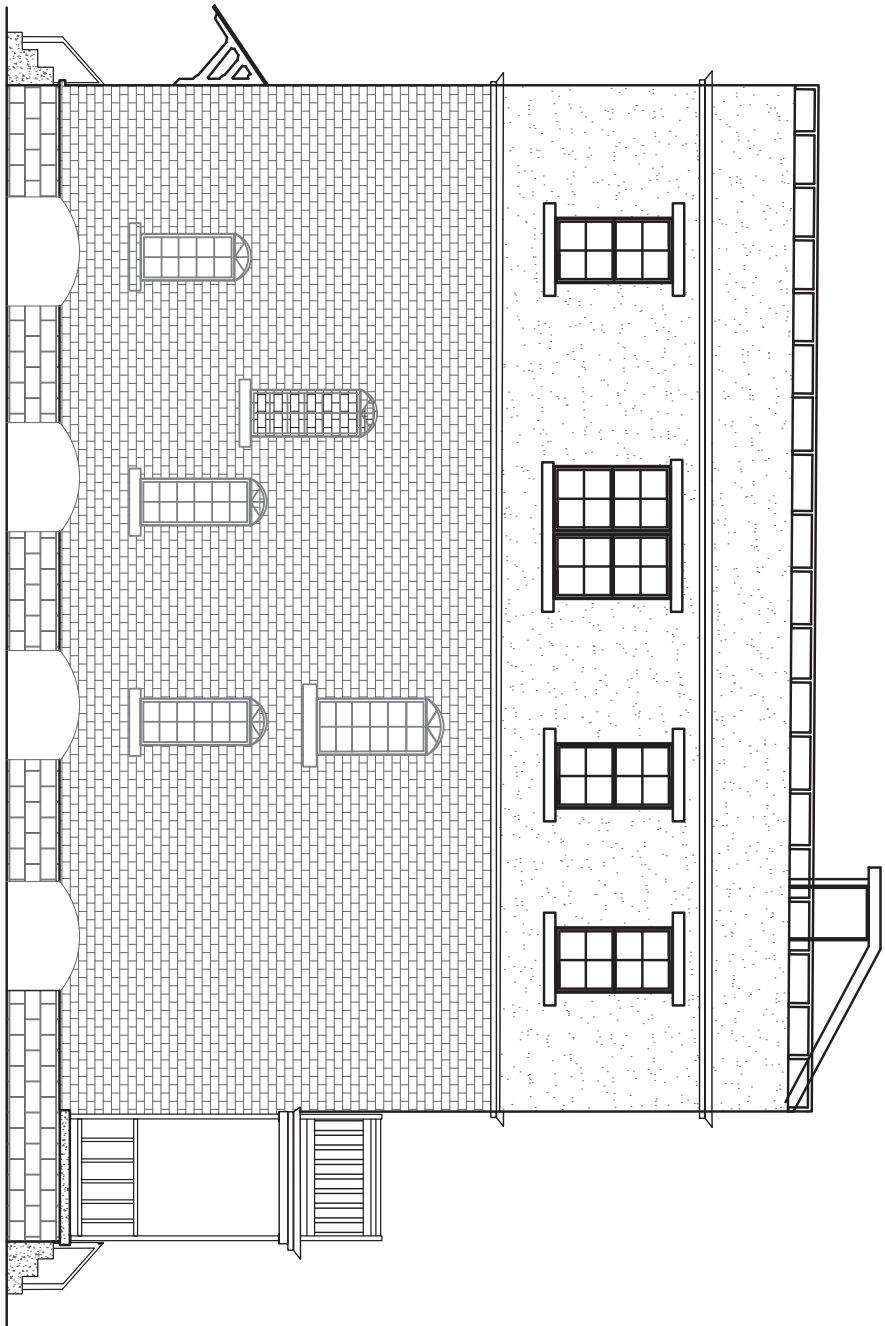
LOCATION: 794 OAKWOOD AVE
 Columbus, Ohio

SHEET TITLE:
 WEST & EAST ELEVATIONS

FIRM NAME AND ADDRESS:
HAKIM ARCHITECTURAL, CONSULTING, & PLANNING
 1801 ELLIOTT RD., SUITE 204
 COLUMBUS, OH 43230
 TEL: (614) 261-2525 FAX: (614) 260-2588
 WWW.HAKIMARCH.COM

OWNER'S NAME: HAKIM

SHEET: 1



NORTH ELEVATION

SCALE : 3/16" = 1'-0"

[Handwritten Signature]

OCT. 12, 2023



PROJECT NAME:
RESIDENTIAL BUILDING IMPROVEMENT

LOCATION: 794 OAKWOOD AVE
Columbus, Ohio

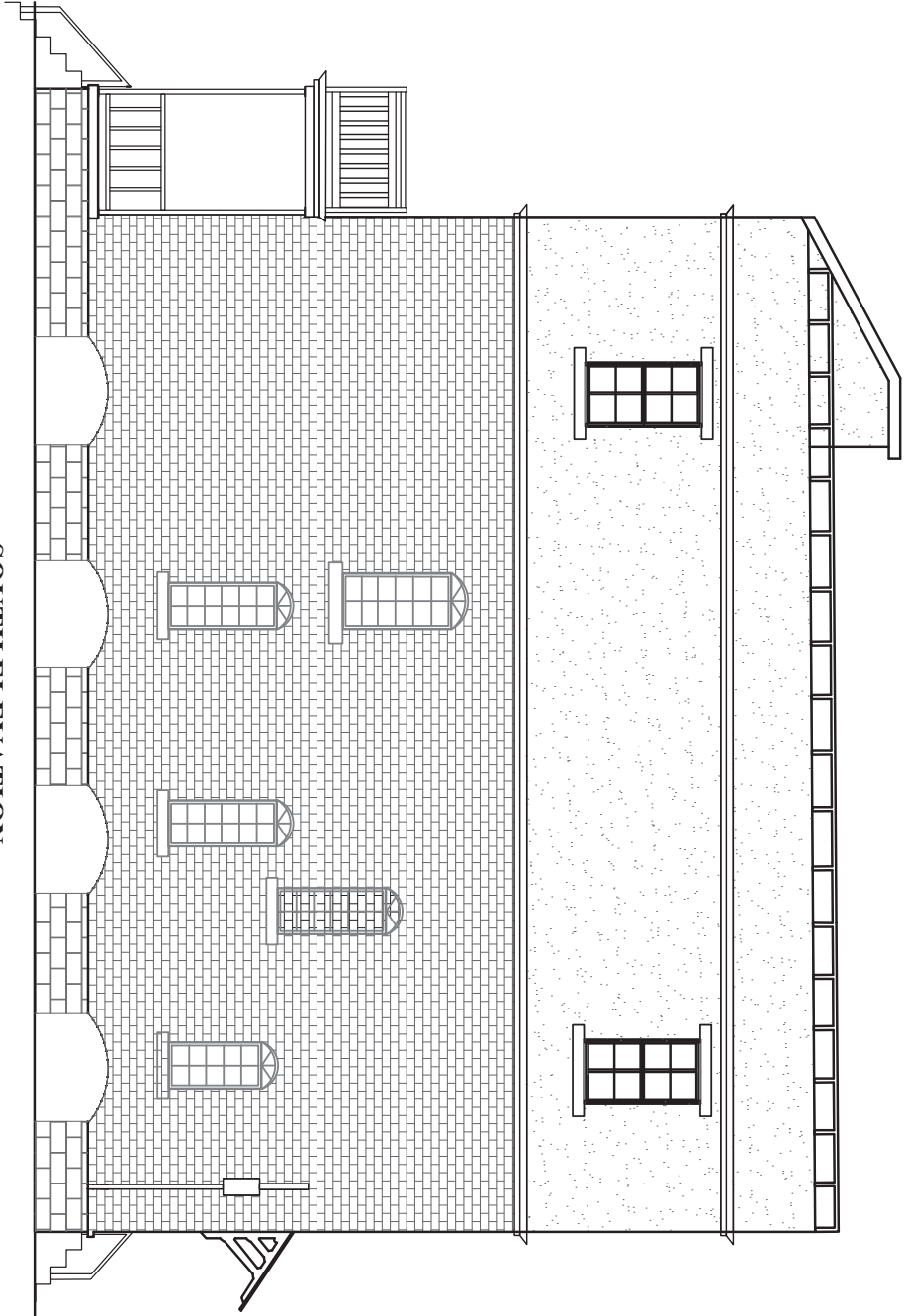
SHEET TITLE:
NORTH ELEVATION

FIRM NAME AND ADDRESS:

RBC INC. ARCHITECTURAL, ENGINEERING, & PLANNING
 1801 E. HILL (E114) 28th-2325th SUEITE 204 COLUMBUS, OH 43230
 TEL: (614) 286-2325 FAX: (614) 286-2588
 WWW.RBCINC.COM

OWNER'S NAME: HAKIMI

SHEET: 2



SOUTH ELEVATION

SCALE : 3/16" = 1'-0"


 OCT. 12, 2023



PROJECT NAME:
 RESIDENTIAL BUILDING IMPROVEMENT
LOCATION: 794 OAKWOOD AVE
 Columbus, Ohio
SHEET TITLE:
 SOUTH ELEVATION

FIRM NAME AND ADDRESS:

 HAKIM ARCHITECTURAL, CONSULTING, & PLANNING
 1801 E. HILL (E114) 28th-25th St. Columbus, OH 43230
 TEL: (614) 286-2525 FAX: (614) 286-2588
 WWW.HAKIMARCH.COM
OWNER'S NAME: HAKIM
SHEET : 3

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):

This two unit residential building is actually three story building in which the third story was at attic. Due to damages to existing attic space from roof leak, it was decided to improve existing brick building with more functional third story as a additional unit. The applicant is asking to keep the building as residential in a Commercial (C-4) zoning and requests a variance for permitting use of the residential units on the first floor in C-4 district (3356.03). It should be noted that, the Oakwood Ave is a residential street. In addition, the applicant is requesting to reduce the total required parking spaces from six spaces to four spaces (variance to 3312.49) due to limited land space. The future residents probably will work in children hospital which is a walking distance to away from this property in which additional vehicle may not be necessary or needed.

Signature of Applicant _____



Date _____

9-25-23



CV22-041
794-796 Oakwood Avenue
Approximately 0.07 acres



CV22-041
794-796 Oakwood Avenue
Approximately 0.07 acres



CV22-041
794-796 Oakwood Avenue
Approximately 0.07 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV22-041

Address 794-796 OAKWOOD AVENUE

Group Name SOUTHSIDE AREA COMMISSION

Meeting Date 07.25.2023


Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote APPROVED

Signature of Authorized Representative 

Recommending Group Title Columbus South Side Area Commission

Daytime Phone Number 585.746.1103

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.



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 #: CV22-041

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) Joe Hakim / Metro Properties, Inc
of (COMPLETE ADDRESS) 6195 Deeside Dr. Dublin Oh 43017

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. Metro Properties, Inc. Joe Hakim 6195 Deeside Drive Dublin, Oh 43017	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 27th day of September, in the year 2023

[Signature]
SIGNATURE OF NOTARY PUBLIC

9/9/24
My Commission Expires

Notary Seal Here



Foyle Elaine Clemens
Notary Public
State of Ohio
Recorded in Franklin County
My Commission Expires
September 9, 2024

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