



OWNER: BURKE BROTHERS, LLC
LEGAL DESCRIPTION: 89 E RICH ST 33 FRONT FT MICHEL ET AL LOT 1-22

ARCHITECT: GUNZELMAN architecture + interiors
 Laurie Gunzelman, AIA
 333 Stewart Ave
 Columbus, OH 43206
 614-674-6906
 lgunzelman@gunzelman.com

SITE ADDRESS: 989 E. RICH STREET
TOTAL LOT AREA: 0.14 ACRES, 6,940 SF
ZONING: APLD
HEIGHT: H 35
PARCEL ID: 010-034858-00

THE LOCATIONS OF EXISTING BUILDINGS AND ZONING INFORMATION HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT.

ZONING DATA

PROJECT DESCRIPTION: CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING (1,826 SF TOTAL ABOVE A TWO CAR ATTACHED GARAGE ON AN EXISTING LOT WITH A 1,872 SQ. FT. HOUSE)

HEIGHT:
 EXISTING HOUSE: 35'-0" MAX.
 PROPOSED CARRIAGE HOUSE: 27'-0"

PARKING:
 2 PROVIDED

LOT COVERAGE
 TOTAL LOT SF: 6,940 SF
 LOT COVERAGE: 1,190+812+2,002 SF (33.70%) = 2,970 SF (50% MAX)

REAR YARD
 TOTAL LOT SF: 6,940 SF
 MIN. REAR YARD: 1,485 SF MIN. (25%)
 EXISTING REAR YARD: 3,040 SF
 ACTUAL REAR YARD (CARRIAGE HOUSE): 3,040-812=2,228 SF (37%)

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry Date: 3/19/2021
 David B. Perry, Agent for Applicant

Donald Rank Date: 3/19/2021
 Donald Rank, Attorney for Applicant

1 SITE PLAN
 SCALE: 1" = 10'-0"

GAI

GUNZELMAN
 architecture + interiors
 333 Stewart Avenue
 Columbus, OH 43206
 P 614-674-6906

PJT # : 20-164



LAURIE A. GUNZELMAN
 REG. EXP. 12.31.2021

969 E RICH ST.
 COLUMBUS, OH 43215

REVISIONS

DATE

SITE PLAN
 PHASE :
 PERMIT ISSUE

DATE : 03/19/2021

CV20-131

A-0.2

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):

See Exhibit B

Signature of Applicant Benke Brothers LLC by Donald B. Perry, Agent Date 12-28-2020

Signature of Attorney Donald Perry Date 12/25/2020

Exhibit B

Statement of Hardship

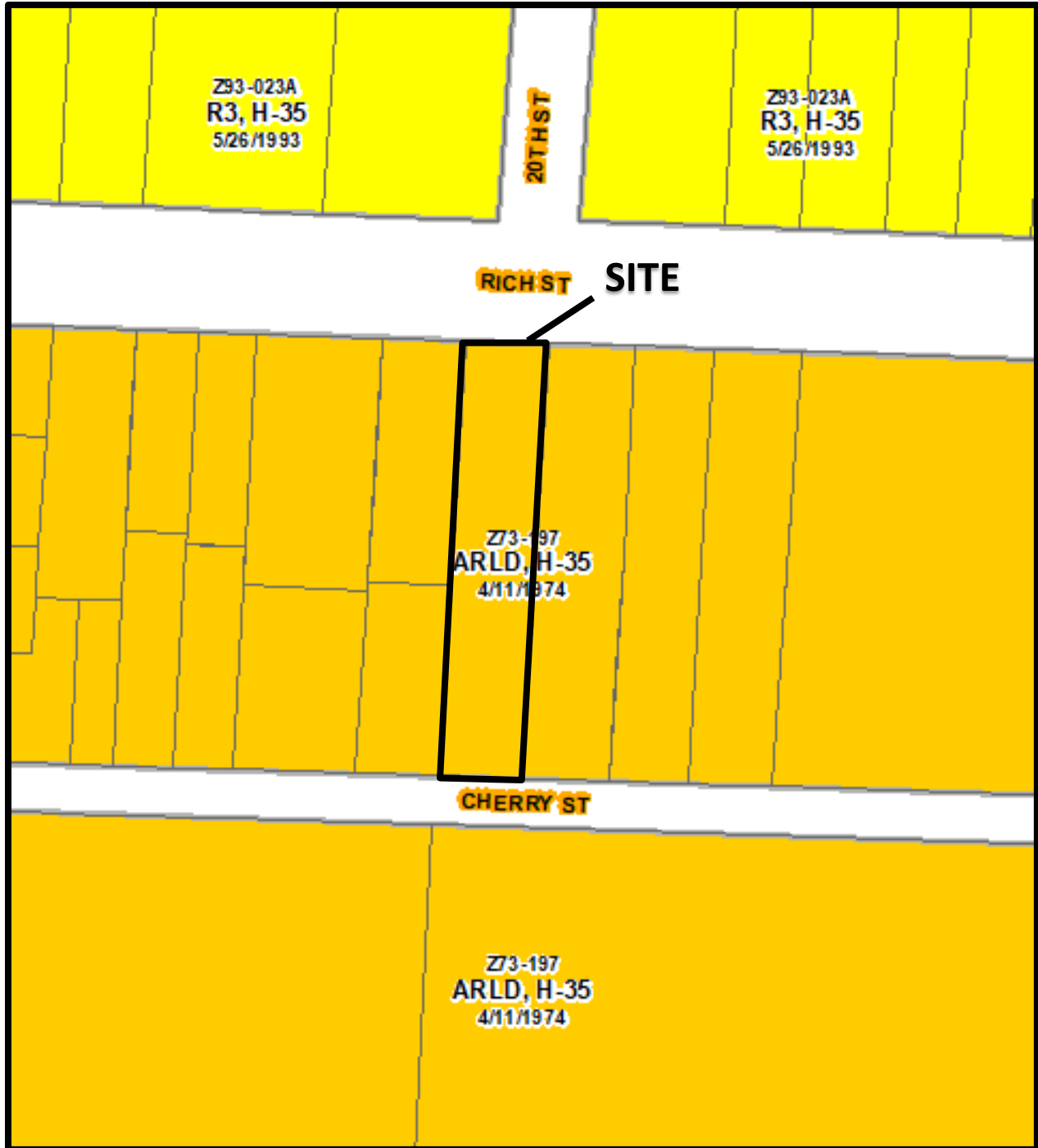
CV20-131, 969 E Rich Street

The site is PID: 010-034858 located on the south side of E. Rich Street, 200 feet east of Carpenter Street. The property is zoned ARLD, Apartment Residential Low Density. The site is developed with a former two (2) unit building (969-971 E Rich Street) fronting E. Rich Street that has been changed back to its original single family use. The surrounding area is characterized as a range of residential uses including single family, two family and multi-family uses.

Applicant proposes to build a rear 2 story carriage house with the ground level being 2 garage parking spaces and the second floor being one (1) dwelling unit. Applicant has hardship in that there is no means other than a variance to permit two detached dwellings on the same parcel. There is no change in total site density with the front building being changed from a two (2) dwelling unit building to a single family dwelling. The standards variances are typical of the mid-town area of Columbus for older areas and built prior to Columbus adopting zoning (1928).

Applicant requests the following variances:

- 1). Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit two (2) detached single family dwelling units on the same parcel, consisting of a single family dwelling (969 E Rich Street) and the proposed carriage house/garage with one (1) dwelling unit.
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 4 spaces to 2 spaces.
- 3). Section 3333.09, Area Requirements, to reduce lot width from 50 feet to 33 feet (existing).
- 4). Section 3333.16, Fronting, to permit the second dwelling (carriage house) to not front on a public street.
- 5). Section 3333.18, Building Lines, to permit the existing building setback of 969 E Rich Street by reducing the minimum residential building setback from 10 feet to 7 feet.
- 6). Section 3333.22, Maximum Side Yards Required, to reduce total side yard from 6.6 feet to 2 feet for the existing dwelling at 969 E Rich Street to permit the existing zero (0) feet west side yard and 2 foot east side yard to reflect existing total side yard.
- 7). Section 3333.23, Minimum Side Yard Permitted, to reduce the existing west and east side yards of the existing 969 E Rich Street house from 5 feet to 0 feet and 2 feet, respectively, both reflecting existing conditions.
- 8). Section 3333.24, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling for rear yard for the existing and proposed detached dwellings to zero (0) percent rear yard for the carriage house.



CV20-131
969 E. Rich St.
Approximately 0.14 acres



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969 E. Rich St.
Approximately 0.14 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number CV20-131

Address 969 E Rich Street

Group Name Near East Area Commission

Meeting Date March 11, 2021

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 12-0-0

Signature of Authorized Representative *Matthew D. Bond*

Recommending Group Title CHAIR NEAR EAST AREA

Daytime Phone Number 614-582-3053

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.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV20-131

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 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 (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. Burke Brothers, LLC; 3415 Keswick Drive, Atlanta, GA 30341; # Columbus based employees: zero (0) Contact: Gregg Burke, (614) 581-5205</p>	<p>2. -----</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 11th day of June, in the year 2021

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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

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