

**Various Attachments to
Imagen Nation LLC's Council Variance Application for
1697-1699 E Long St**

Statement of Hardship

1697-1699 E Long St Columbus OH 43203 is currently a two-family dwelling on platted lot. It is located on the south side of E Long St between Woodland and Eastwood Ave, diagonally across the avenue from Franklin Park Condominiums.

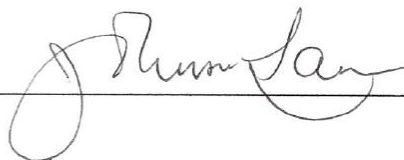
Without including the pre-existing living space in the attic, the current upstairs dwelling unit is already 1600+ square feet with more than 3 bedrooms just on the 2nd floor. An average family will not need more space and rooms than that, so converting the attic living quarters of said upstairs duplex unit into a separate additional unit can help house additional individuals. Thus, we desire to convert this duplex's pre-existing attic living space into one additional dwelling unit.

When we purchased this property, the then-current tenants parked on the streets. We will provide 3 off-street parking spaces in the back, which will not negatively affect the exterior's current historic character.

We will continue to ensure the health, safety and general welfare of the residents in these districts and this will better support the housing accommodations needs in this neighborhood without increase in maintenance cost of nearby infrastructure while also reducing electricity and gas use per unit.

See attached list of proposed variances.

Signature of Applicant



Date 6/15/2022

Proposed variances:

Residential Districts

3332.035 - R-3 residential district

Permit this existing dwelling to contain three dwelling units

Area District Standards

3332.05(A)(4) - Area district lot width requirements (pre-existing variance)

Continue to permit existing frontage of 42 feet

Parking

3312.49 - Minimum numbers of parking spaces required

For each dwelling or other principal use provision shall be made for private access and off-street parking facilities as required by Chapter 3312, C.C., and the number of off-street parking spaces required for various uses shall be no less than as set forth in the parking requirements tables: 3 residential dwelling units – 2 spaces minimum per unit

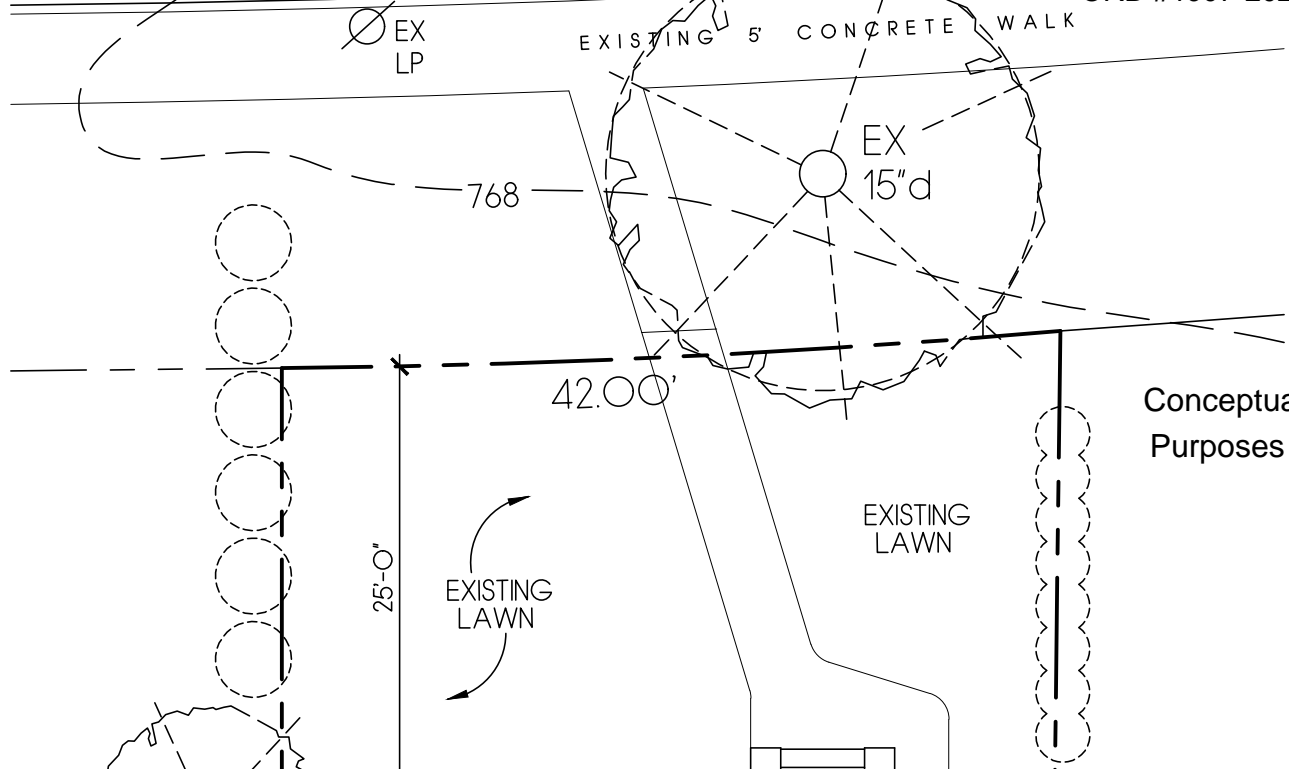
Reduce minimum parking spaces requirement from 6 (due to the addition of an attic dwelling unit) to the existing 2 private garage spaces and 1 surface space.

Reasoning:

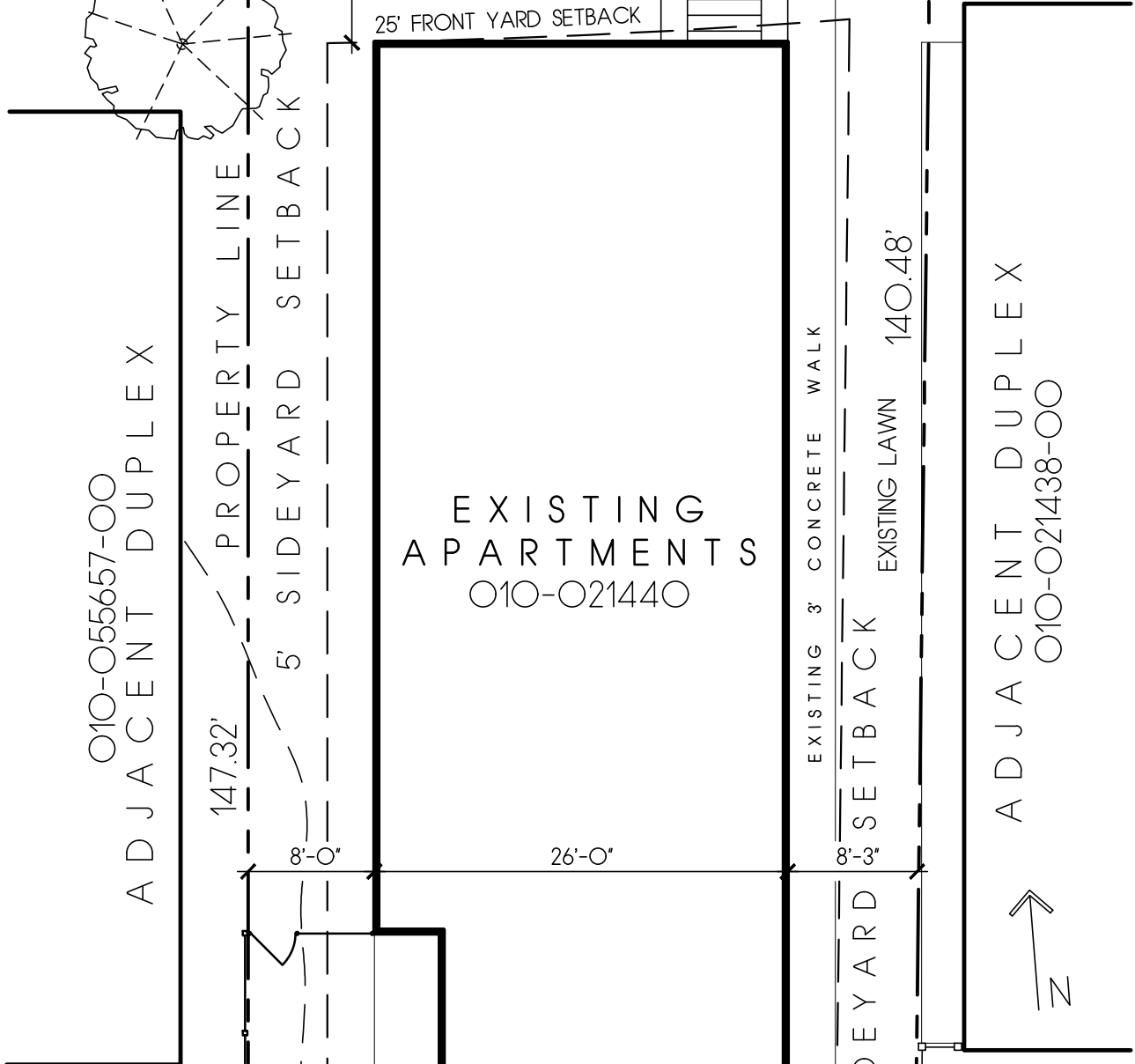
- The proposed variances of this project has no effect on the exterior's historic character and minimal impact on neighboring properties or the public
- The requested variances will not require any historic alterations to the building or lot, i.e., no new exterior stairs, no window converted to a door, no new door openings, no large parking pad or stacked parking, etc.
- As we are not adding any dormers or otherwise changing the existing exterior structure of the building, neighbors and the public will only see repairs or improvements to the outside such as new windows and door, additional siding, new fascia boards and rafter tails, repaired rain carrier system, etc.

50' R.O.W.

E LONG STREET

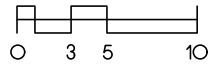


Conceptual Plan Included for Informational Purposes Only



SITE PLAN

scale 3/32" = 1'-0"



1697-1699 E Long St
Columbus OH 43203

SITE DATA

PROPERTY OWNER
 IMAGEN NATION LLC
 10829 SYCAMORE CT
 CUPERTINO, CA 95014

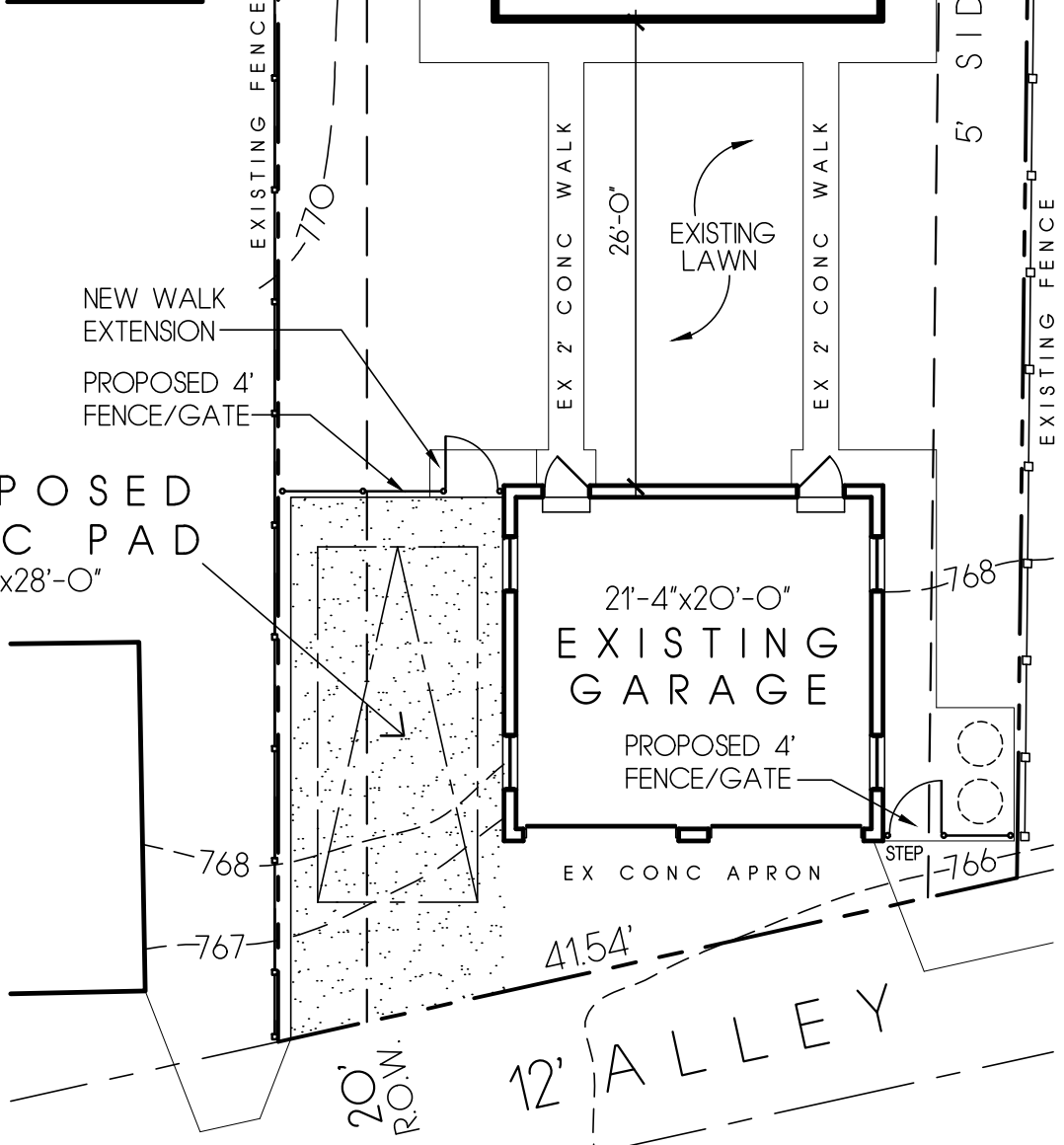
PARCEL No. OO-021438-00
 MAP ROUTING O10-JO31-096-00
 EXISTING ZONING R - RESIDENTIAL
 EXISTING USE TWO FAMILY DWELLING
 PROPOSED USE MULTI FAMILY - 3 UNITS
 SITE AREA 0.14 ACRES 6,098sf

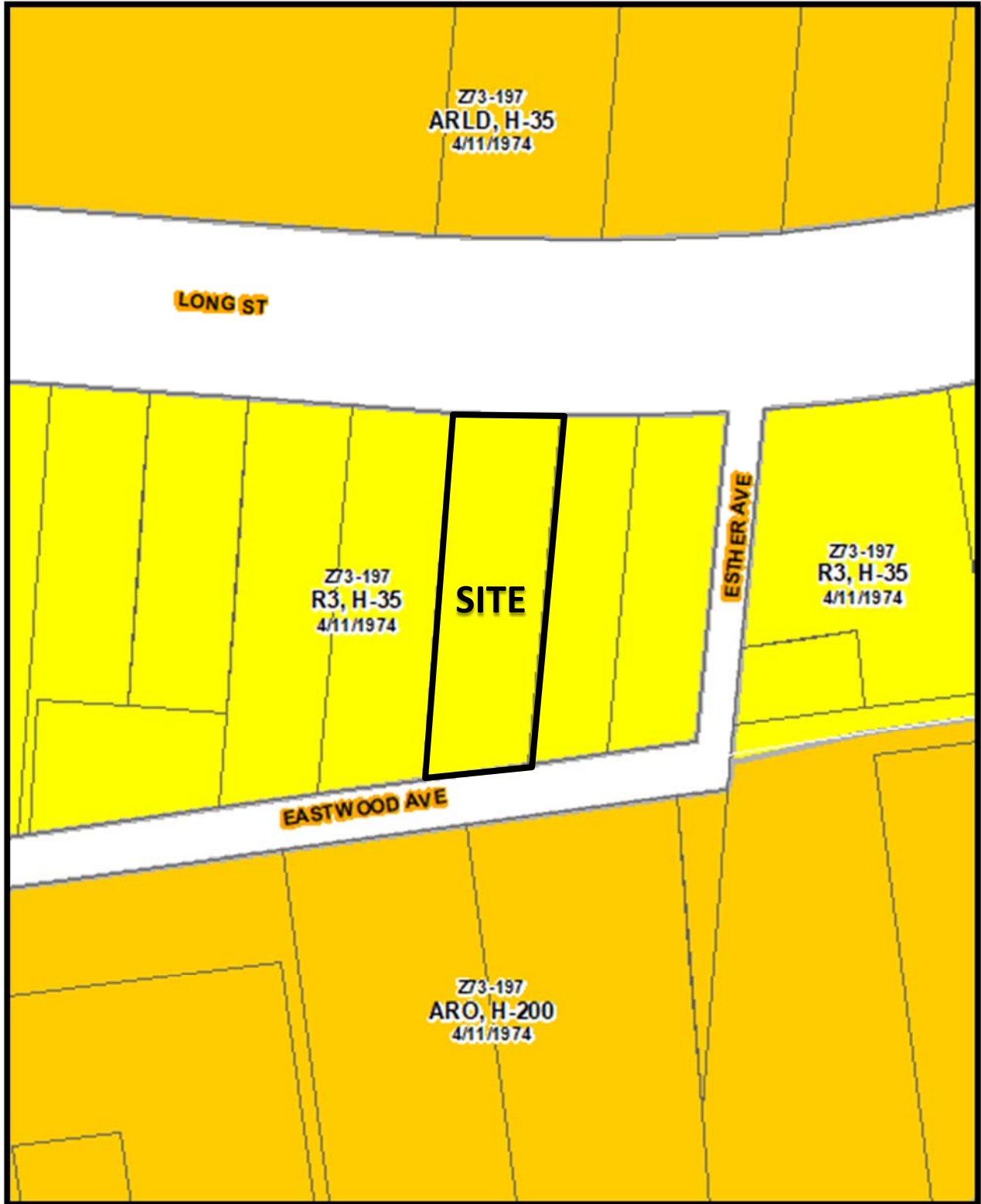
BUILDING FOOTPRINT
 HOUSE 1,607
 PORCHES 66
 GARAGE FOOTPRINT 426

SIDE YARD WITH PER 3332.25
 REQUIRED 20% OF WIDTH
 $33.19 \times 0.20 = 6.78'$
 PROVIDED $10.5' > 6.78'$

JULY 14 2022
 F.A.GOODMAN ARCHITECTS

PROPOSED CONC PAD
12'-0" x 28'-0"





CV20-112
1697-1699 E. Long St.
Approximately 0.14 acres



CV20-112
1697-1699 E. Long St.
Approximately 0.14 acres



Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV20-112

Address: 1697-1699 E. Long St.

Group Name: Near East Area Commission

Meeting Date: 7/14/2022

Specify Case Type: BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation: Approval
 Disapproval
(Check only one and list basis for recommendation below)

NOTES:

Please ensure fencing in rear to keep yard from being walked through from alley to street by individuals who do not live on property.
NEAC appreciates the coordination and revision of plans to take into consideration views of development by neighbors - also to state that neighbors present at zoning site meeting also expressed their appreciation and were satisfied with plans as they are now presented.

Vote: 7-0-5

Signature of Authorized Representative: [Signature]

SIGNATURE
Chair
RECOMMENDING GROUP TITLE

614 403 2225
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV20-112

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) Johnson Lau
of (COMPLETE ADDRESS) 913 E Fulton St, Columbus OH 43205
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:

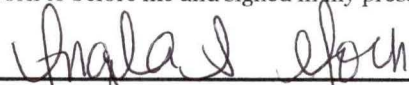
Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Imagen Nation LLC (614) 656-6110 10829 Sycamore Ct, Cupertino, CA 95014 0 Columbus employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

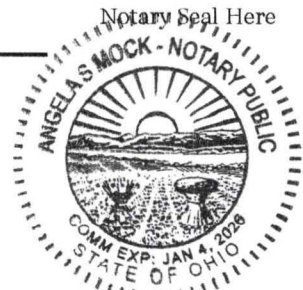
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 30th day of APRIL, in the year 2022


SIGNATURE OF NOTARY PUBLIC

01/04/2026
My Commission Expires



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