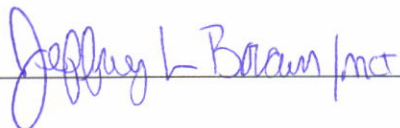


Hardship Statement for 44 East Duncan Street

The use of record for this parcel is a two-family dwelling. The applicant wants to convert the building into a shared living facility 9 which may include the conversion of the existing garages into habitable space (Section 3332.037 R-2F Residential District) with a reduction in parking. (Section 3325.705 Supplemental Parking Requirements from 17 to 9). There are several existing conditions with the site plan that the City has asked us to address. Section 3321.05(B)(1) Vision Clearance to reduce the vision clearance from 10 feet to zero at the northeast corner of the parcel and from 30 feet to zero at the southeast corner of the parcel to accommodate the existing metal fence with pillars (Section 3321.05(B)(2). To eliminate the parking lot screening along the right of way and adjacent to residential (3312.21(D) Landscaping and Screening) because there is not sufficient room given the existing parking lot. Section 3325.705 Supplemental Parking Requirements to reduce the length of a parking space from 18 to 17 feet, to permit parking in a landscaped area and to permit parking within the parking setback along East Street. A variance to that section will permit parking spaces on the existing concrete apron in front of the garage doors. The calculated FAR is 0.48 not what was shown on the prior site plan for addition (Section 3325.805). Due to the location of the existing parking lot off the alley, there is not the required landscape area required by Section 3325.809 Landscaped Area and Treatment. This building will provide supportive housing for individuals with mental health issues. The maximum number of residents shall be 16. Transportation and meals will be provided to the residents along with 24 hour staff supervision. Given that the applicant will provide transportation to the residents there is no need for 17 parking spaces. The existing 9 spaces will provide sufficient parking for the proposed use. The reduction in parking and the variances to reflect the existing conditions of the site will not seriously affect any adjoining property on the general welfare.

Since the proposed use is going into an existing building and there will be 24 hour supervision of the residents, the proposed council 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. Nor would the use adversely affect the surrounding property or surrounding neighborhood.

 1/26/24

Council Variances
44 East Duncan Street

Section 3332.037 R-2F Residential district: to permit a shared living facility.

Section 3312.49 Required parking: 17 to 9 parking spaces.

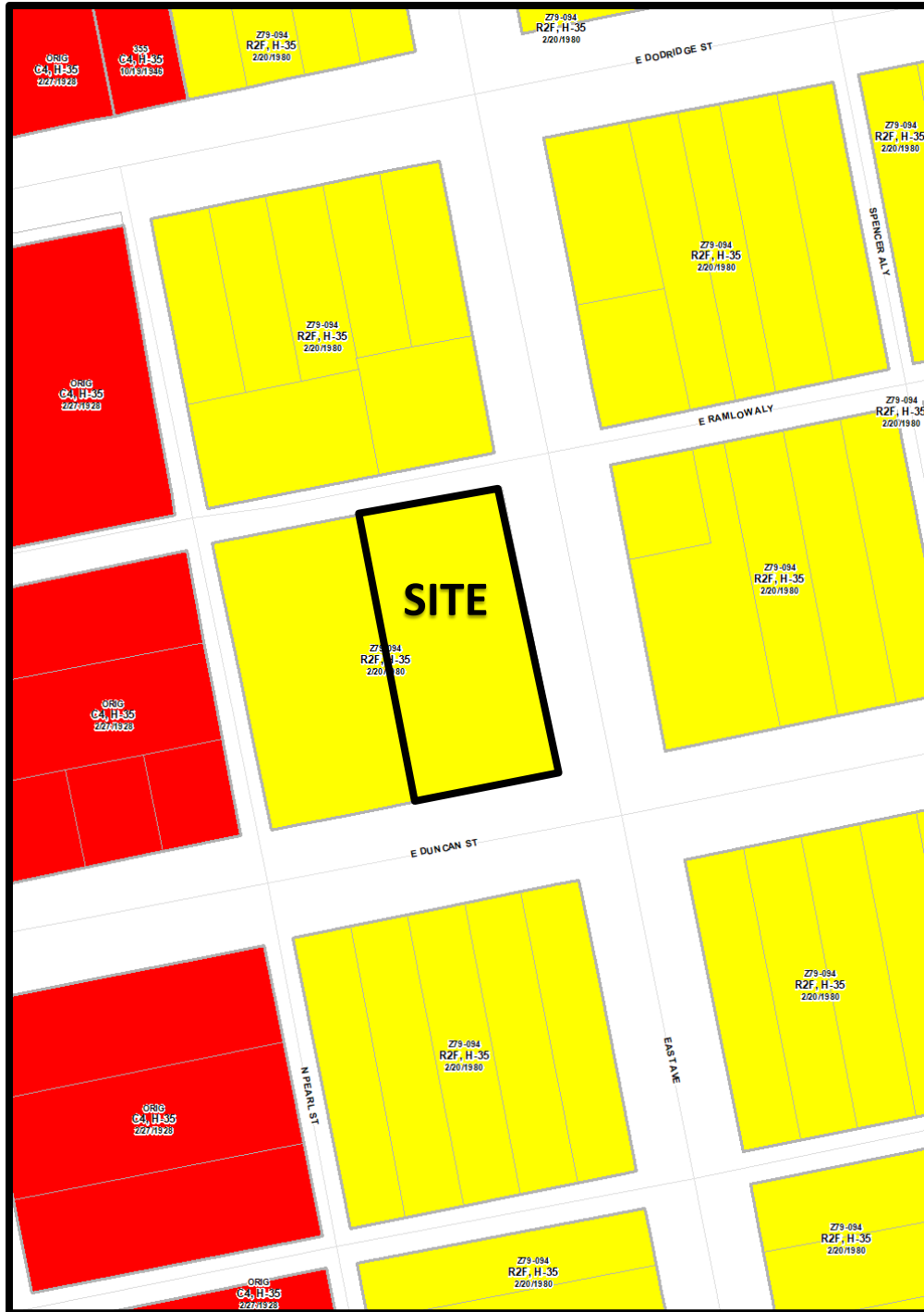
Section 3321.05(B)(1) Vision Clearance: to reduce the vision clearance from 10 feet to zero at the NE corner of the parcel and from 30 to zero at the SE corner of the parcel
Section 3321.05(B)(2). (existing condition)

Section 3312.21(D) Landscaping and Screening: to eliminate parking lot screening within 80 feet of residential and along the ROW. (existing condition)

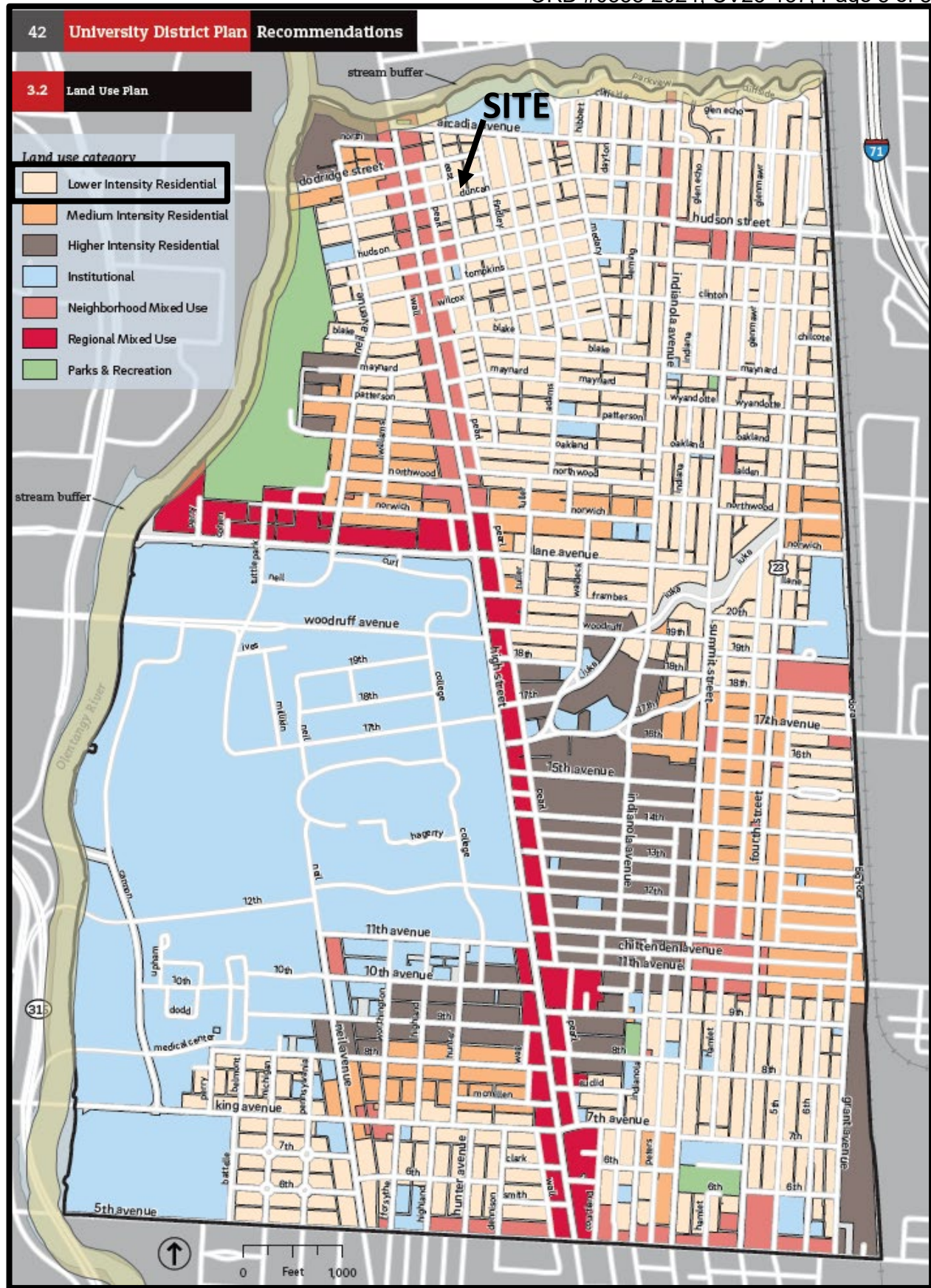
Section 3325.705 Supplemental Parking Requirements: to reduce the length of the parking spaces from 18 to 17 feet, to permit parking in a landscaped area and to permit parking within the 10 foot parking setback along East Avenue. (existing condition)

Section 3325.805 Maximum Floor Area Ratio: to increase the FAR from 0.40 to 0.48. (

Section 3325.809 Landscaped Area and Treatment: to reduce the amount of landscaped area in the rear portion of the lot from 10% to 0.01% of lot area.



CV23-137
44 E. Duncan St.
Approximately 0.30 acres



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44 E. Duncan St.
Approximately 0.30 acres



CV23-137
44 E. Duncan St.
Approximately 0.30 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 CV23-137

Address 44 E. Duncan St.

Group Name Jeffrey Brown for New Housing Ohio Inc.

Meeting Date 1-17-2024

- 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:

Parking already on the site was deemed enough for applicants uses.

Vote 11 - YES 0 - NO

Signature of Authorized Representative Seth Golding Seth Golding UAC Zon.

Recommending Group Title University Area Commission

Daytime Phone Number 614 375-0872

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 #: CV23-137

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) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street STE Columbus, OH 43215

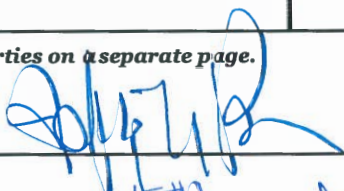
deposes and states that (he/she) is the ~~APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME~~ and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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. New Housing Ohio Inc. Scott Boone 513-554-4567 1160 East Main Street Lebanon, OH 45036 No Columbus based employees.</p>	<p>2. Songzhe Xu +Jin K. Choi 614-745-4229 6956 Perry Street Worthington, OH 43085 No Columbus based employees.</p>
<p>3. NAMI Ohio Terry Russell 614-562-5102 1225 Dublin Road STE 210 Columbus, OH 43215 12 Columbus based employees.</p>	<p>4.</p>

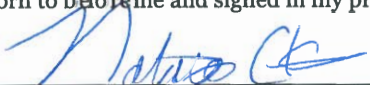
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 15th day of November, in the year 2023

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

9/4/25

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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