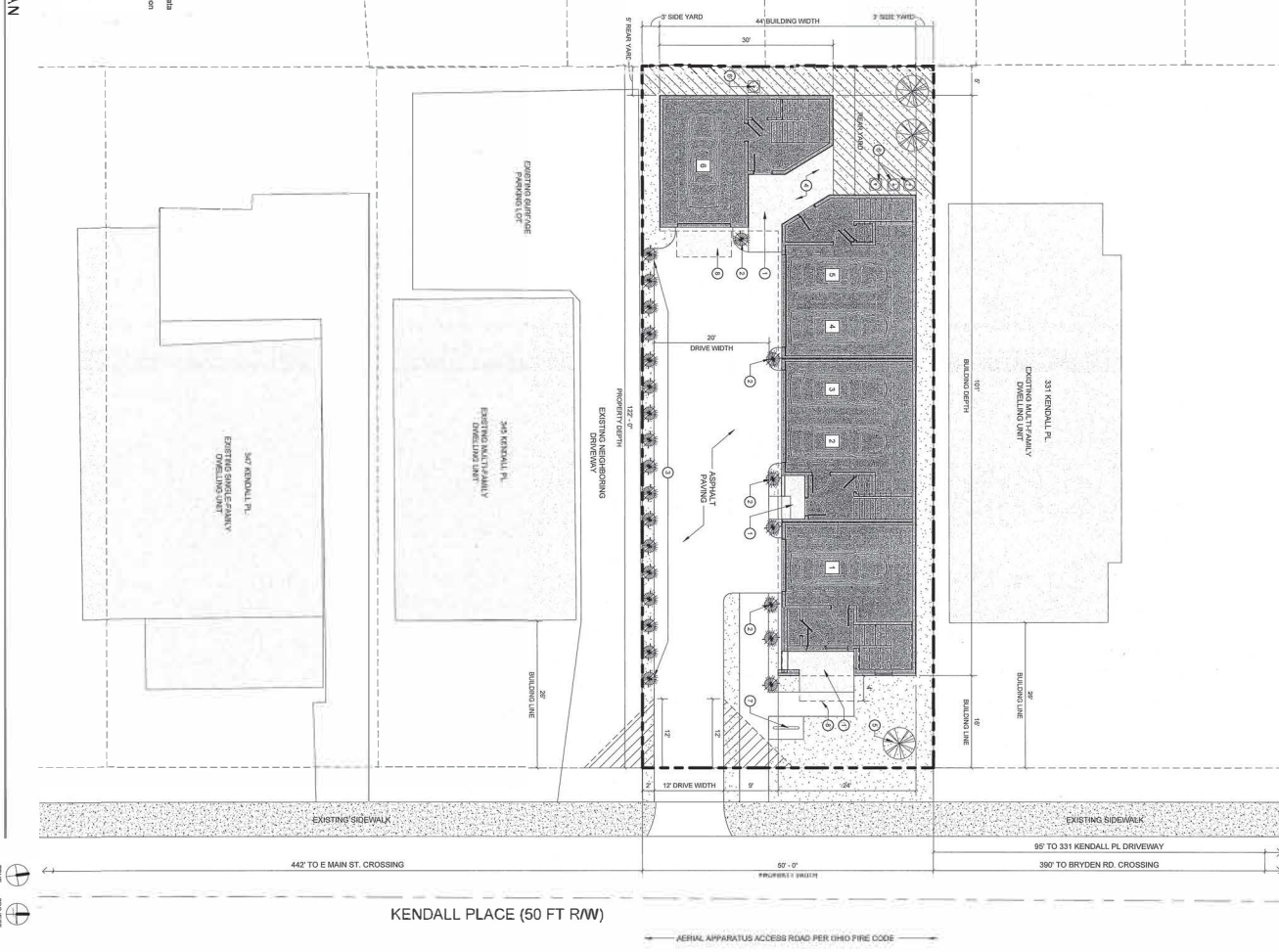


1 ZONING SITE PLAN
SCALE: 1"=3'-0"



PAPERS SUMMARY

PAPER # 310-12345-01
 SITE ADDRESS 333 KENDALL PL, COLUMBUS, OH 43206
 TOTAL LOT AREA 8,317 SF (31.4 ACRES)
 ZONING R-3, Residential
 PROPOSED HEIGHT 31 FEET (AND 50 FT OF SHADE ROOM) 3 STORES
 SUBDIVISION 14,100' x 600' S
 LOT # 7A

ZONING REQUIREMENT SUMMARY

PROJECT DESCRIPTION

NEW CONSTRUCTION OF FOUR (4) ATTACHED DWELLINGS IN ONE BUILDING WITH EACH UNIT HAVING ATTACHED GARAGES. SCOPE OF WORK ALSO INCLUDES ASSOCIATED SITE IMPROVEMENTS SUCH NEW PAVING AND LANDSCAPE. THE PROJECT INCLUDES WATER, SEWER, AND ELECTRIC SERVICES TO SERVE THE EXISTING SITE BY A VACANT UNDERGROUNDED LOT.

1. FRONT BUILDING LINE: 12'-0" (SEE PLAN)
 2. SIDE YARDS: AS NOTED
 3. LOT COVERAGE: 21.79% PER ACTUAL (3,039 SF / 13,950 MAXIMUM)
 4. REAR YARD: 36'-0" PER PLAN ACTUAL
 5. OPENING LIMIT TREES: 1 TREES PROPOSED
 6. REQUIRED 8' TREE EYES TO DRIVE
 7. REFUSE: 4 DWELLING UNITS, INDIVIDUAL WASTE CONTAINERS TO BE STORED IN GARAGES
 8. RECYCLE PAVING: 2 SPACES REQUIRED, 2 BIKE SLIPS PROVIDED

DEVELOPMENT SUMMARY

BUILDING FOOTPRINT: 2,800 SF
 BUILDING FOOTPRINT: 2,800 SF
 BUILDING FOOTPRINT: 2,800 SF
 BUILDING FOOTPRINT: 2,800 SF
 PROPOSED: (4) ATTACHED GARAGES WITH (8) SPACES PROVIDED
 (2 UNITS & 2 CAR GARAGES, 2 UNITS & 2 CAR GARAGES)

SITE DATA TABLE

- TOTAL SITE AREA: 8,317 SF
- TOTAL SITE AREA: 8,317 SF
- PROPOSED DEVELOPMENT: 2,800 SF
- PROPOSED DEVELOPMENT: 2,800 SF
- PROPOSED DEVELOPMENT: 2,800 SF

SITE NOTES

1. SITE PLAN DIMENSIONS ARE SHOWN TO THE NEAREST FOOT, KNOWN AND FOR THE PURPOSES OF ZONING REVIEW ONLY. DIMENSIONS ARE NOT BASED ON SURVEY DIMENSIONS AND MAY BE CHANGED FOR SITE CONFORMANCE WITH APPLICABLE ORDINANCES AND REGULATIONS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ARCHITECTURAL SITE PLAN KEYED NOTES

1. AT GRADE CONCRETE PATIOS
2. LANDSCAPE BUFFER BETWEEN DRIVEWAY AND DWELINKS
3. LANDSCAPE SCREENING SHEDWAY FROM ADJACENT LOT
4. AT GRADE CONCRETE WALKWAY FOR EXTERIOR BREAKWAY
5. NEW TREES ADDED TO SITE
6. AS NOTED ON PLAN
7. BIKE PAVING: (8) SPACES PROVIDED
8. BALCONY ABOVE EXTERIOR SHOW WITH GARDEN, VINE AND WITH GRAY TILL
9. 12" X 12" CEMENT VIBRA THROUGH PLANT MATERIAL, 18" MAXIMUM SPACING

PSCP NOTES

1. SURVEY COLLECTION, WHETHER CONTAINERS WITH CITY SERVICE FOR A 4.5M TALL RESIDENTIAL BUILDING CONTAINERS PROVIDED IN GARAGES
2. AUTOMATIC FIRE SPRINKLER SYSTEM NOT REQUIRED BY CODE AND NOT PROVIDED IN DESIGN

REVISIONS

DATE: 1/11/2024
 PHASE: ZONING

FINAL SITE PLAN RECEIVED 01.11.24 SHEET 1 OF 1 CV23-129

333 KENDALL PLACE
 COLUMBUS, OH 43206

GUNZELMAN
 architecture + interiors
 333 Stewart Ave
 Columbus, OH 43206
 614-674-6666

GAI

PJT #: 22-181

DATE: 1/11/2024

ARCHI TET LRAL SITE PLAN

PHASE: ZONING

A-0.1

The development depicted on this drawing shall be subject to approval by the city engineer, superintendent of public works, and other city departments as required. The developer shall be responsible for obtaining all necessary permits and approvals from the city and other agencies. Any changes to the development shall be subject to the approval of the city engineer and other city departments. The developer shall be responsible for maintaining the site in accordance with the approved site plan and any applicable regulations. The developer shall be responsible for providing access to the site for utility companies and other agencies. The developer shall be responsible for providing adequate drainage and erosion control measures. The developer shall be responsible for providing adequate lighting and security measures. The developer shall be responsible for providing adequate signage and wayfinding. The developer shall be responsible for providing adequate parking and loading/unloading areas. The developer shall be responsible for providing adequate landscaping and tree preservation measures. The developer shall be responsible for providing adequate maintenance and repair measures. The developer shall be responsible for providing adequate safety and security measures. The developer shall be responsible for providing adequate accessibility measures. The developer shall be responsible for providing adequate environmental and sustainability measures. The developer shall be responsible for providing adequate social and economic measures. The developer shall be responsible for providing adequate cultural and heritage measures. The developer shall be responsible for providing adequate community and neighborhood measures. The developer shall be responsible for providing adequate public and private measures. The developer shall be responsible for providing adequate infrastructure and services. The developer shall be responsible for providing adequate transportation and mobility measures. The developer shall be responsible for providing adequate energy and utility measures. The developer shall be responsible for providing adequate water and wastewater measures. The developer shall be responsible for providing adequate air quality and noise measures. The developer shall be responsible for providing adequate climate and weather measures. The developer shall be responsible for providing adequate disaster and emergency measures. The developer shall be responsible for providing adequate health and safety measures. The developer shall be responsible for providing adequate education and training measures. The developer shall be responsible for providing adequate employment and workforce measures. The developer shall be responsible for providing adequate housing and shelter measures. The developer shall be responsible for providing adequate food and nutrition measures. The developer shall be responsible for providing adequate social services and support measures. The developer shall be responsible for providing adequate cultural and recreational measures. The developer shall be responsible for providing adequate arts and creative measures. The developer shall be responsible for providing adequate sports and leisure measures. The developer shall be responsible for providing adequate tourism and visitor measures. The developer shall be responsible for providing adequate public and private measures. The developer shall be responsible for providing adequate infrastructure and services. The developer shall be responsible for providing adequate transportation and mobility measures. The developer shall be responsible for providing adequate energy and utility measures. The developer shall be responsible for providing adequate water and wastewater measures. The developer shall be responsible for providing adequate air quality and noise measures. The developer shall be responsible for providing adequate climate and weather measures. The developer shall be responsible for providing adequate disaster and emergency measures. The developer shall be responsible for providing adequate health and safety measures. The developer shall be responsible for providing adequate education and training measures. The developer shall be responsible for providing adequate employment and workforce measures. The developer shall be responsible for providing adequate housing and shelter measures. The developer shall be responsible for providing adequate food and nutrition measures. The developer shall be responsible for providing adequate social services and support measures. The developer shall be responsible for providing adequate cultural and recreational measures. The developer shall be responsible for providing adequate arts and creative measures. The developer shall be responsible for providing adequate sports and leisure measures. The developer shall be responsible for providing adequate tourism and visitor measures.

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

Application No. CV23- 129

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 Blue Chip Homes QOZB, LLC Date 10-24-2023
by David B. Perry, Agent

Signature of Attorney Donald Plunk Date 10/24/23

Exhibit B
Statement of Hardship
CV23-129 , 333 Kendall Place

The undeveloped site is 0.14 +/- acres (6,117 SF) located on the west side of Kendall Place, 440' +/- north of E. Main Street, and being Franklin County Auditor Tax Parcel 010-137328. The site is zoned R-3, Residential from an area rezoning. Residential uses in the area include a range of uses including single-family, two-family, and multi-family uses, as well as commercial uses. Applicant proposes to develop the site with a four (4) dwelling unit building, as depicted on the site plan "Zoning Plan Kendall Place", hereafter Site Plan. There is no alley providing vehicular access to the parcels fronting the west side of Kendall Place. A Kendall Place driveway is proposed for site access and parking. There are numerous driveways on the west side of Kendall Place between E Main Street and Bryden Road.

The site is located in the Near East Area Commission and is part of the Near East Area Plan ("Plan") area. The Plan encourages a mix of land uses and development of new housing.

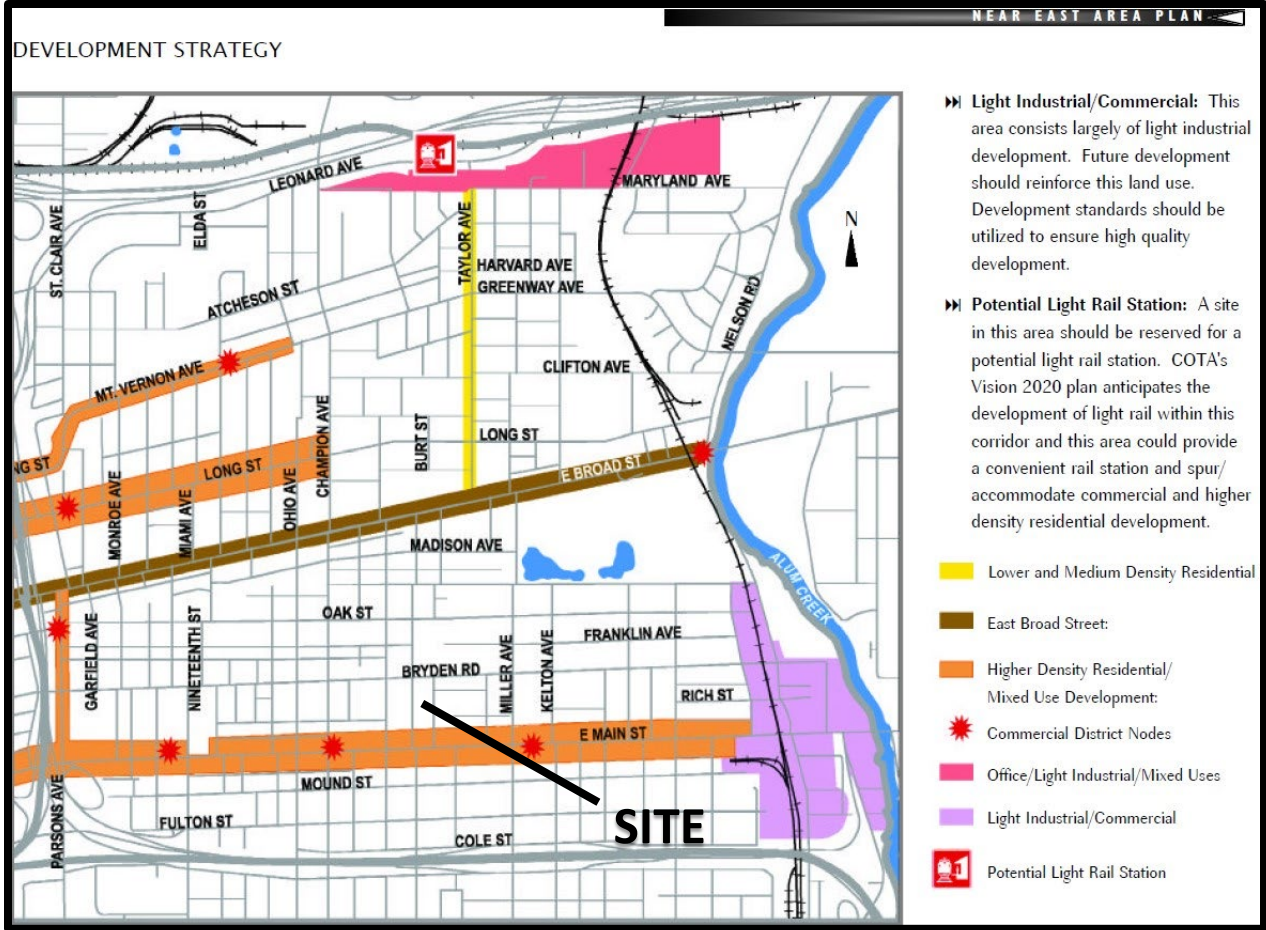
Applicant has a hardship and practical difficulty with compliance with the cited Zoning Code sections applied to urban development, for which closer building setbacks, reduced yards and other variances are common.

Applicant requests variances from the following sections of the Columbus Zoning Code:

- 1). Section 3332.035, R-3, Residential District, to permit a four (4) dwelling unit building.
- 2). Section 3332.21(F), Building Lines, to reduce the Kendall Place building setback from 25' to 16'.
- 3). Section 3332.25, Maximum Side Yard Required, to reduce the sum of the side yards from 10' to 6'.
- 4). Section 3332.26(F), Minimum Side Yard Required, to reduce the minimum side yard from 5.83' to 3' for both the north and south side yards.
- 5). Section 3332.27, Rear Yard, to reduce Rear Yard from 25% of lot area to 9%.



CV23-129
333 Kendall Place
Approximately 0.14 acres



CV23-129
 333 Kendall Place
 Approximately 0.14 acres



CV23-129
333 Kendall Place
Approximately 0.14 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 CV23-129

Address 333 KENDALL PLACE

Group Name NEAR EAST AREA COMMISSION

Meeting Date 1/11/2024

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:

Vote 15-0-0

Signature of Authorized Representative [Signature]

Recommending Group Title Chair

Daytime Phone Number 614 403 2225

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
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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23- 129

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. Blue Chip Homes QOZB, LLC; 1165 W Third Ave, Ste E, Cols, OH 43212; # Cols-based emps: Zero (0) Contact: Lonnie Freeman, (614) 571-0910</p>	<p>2. Fisk Properties, LLC; 655 Academy Dr, Galloway, OH 43119; # Cols-based emps: Zero (0) Contact: Jacob Fisk, (614) 949-9680</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 24th day of October, in the year 2023

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

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