



LANDMARK SURVEY GROUP, INCORPORATED

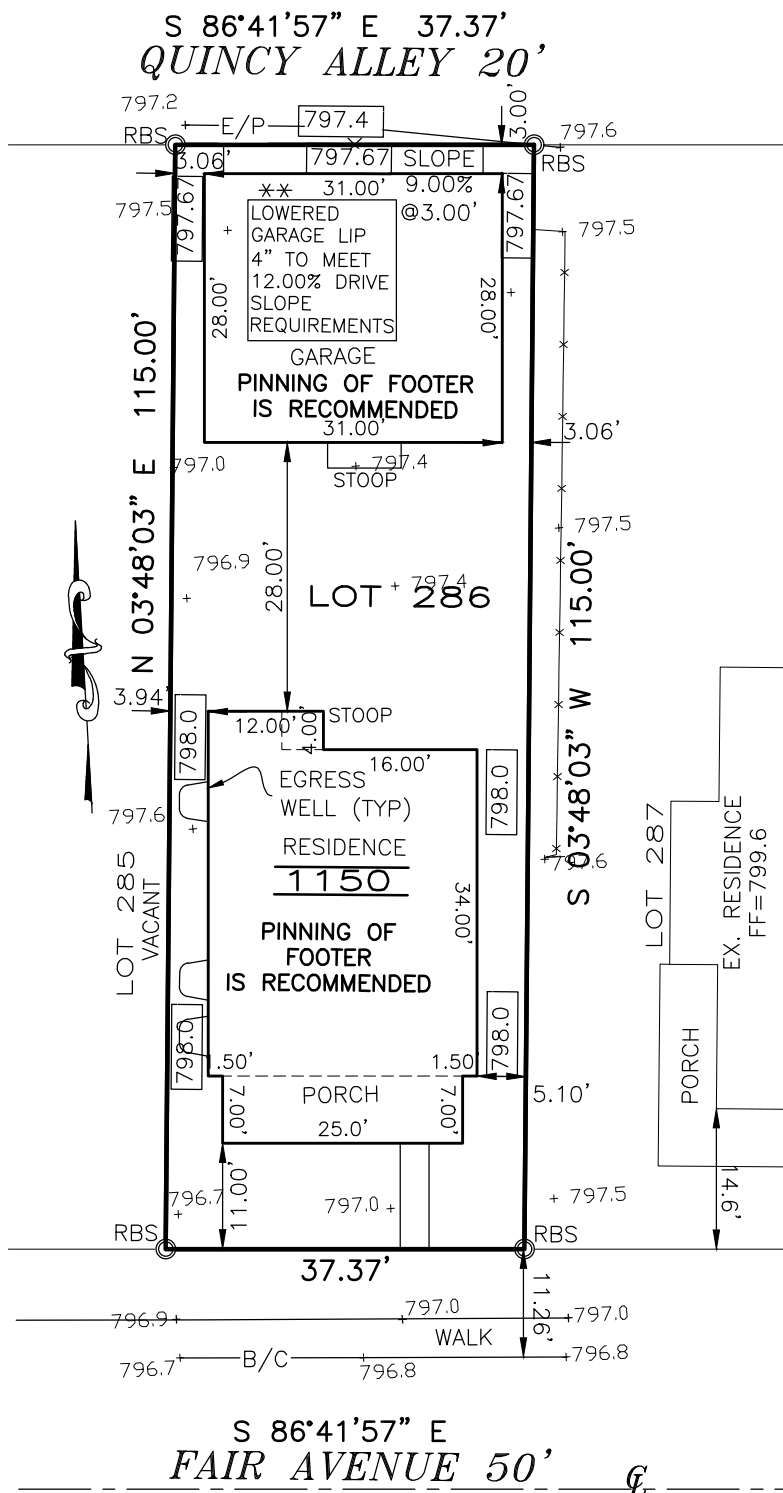
690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
 PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION
03/16/21	GARAGE PLACEMENT REVISED
03/22/21	GARAGE PLACEMENT REVISED
05/14/21	ADJUSTMENT OF HOUSE (NV)
06/03/21	FINALIZE WITH STAMP & SIGNATURE (NV)
06/28/21	BUILDING LINES TAKEN OFF (NV)

ORDER NO. 2574.20

DATE: 03/10/21

FOR COMPASS HOMES HOUSE STYLE CUSTOM COUNTY OF FRANKLIN
 LOT/SUBDIVISION LOT 286 HOFFMAN AND MCGREW'S ADDITION CITY/TWP OF COLUMBUS
 ADDRESS 1150 FAIR AVENUE SCALE 1"= 20' DRAWN BY: NV
 MINIMUMS: R: 25 % OF LOT AREA S: 3' BK: 2 PG: 200



LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

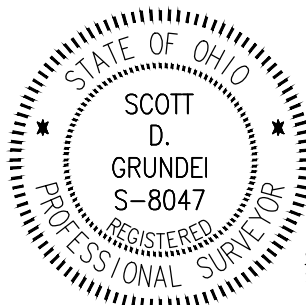
A TREE WILL BE PROVIDED PER THE SIZE REQUIREMENTS IN SECTION 3321.13. THE FINAL LOCATION OF THE TREE WILL BE DETERMINED AT THE TIME THAT LANDSCAPING IS INSTALLED

LOT CALCULATIONS	
LOCATION	AREA S.F.
LOT	4297
HOUSE & GARAGE	2026
DRIVE	81
APPROACH	NA
WALK	NA
SOD	2120
LOT COV	47.14%

ZONING SITE PLAN

Final Received 6/28/21 CV21-058

COMPASS HOMES
POURED WALL = 9'
FINISH FLOOR = 800.00
TOP OF FOUNDATION=799.00
FINISH GRADE= 798.00
**GARAGE PAD= 797.67
BASEMENT FLOOR= 790.67
TOP OF FOOTER= 790.00
DRIVE SLOPE DISTANCE= 3.00



* STABILIZE CONSTRUCTION ENTRANCE.

BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.

Scott D. Grundeis 06/28/21
 SCOTT D. GRUNDEIS, P.S. DATE
 REGISTERED SURVEYOR NO. 8047

THIS PROPERTY IS LOCATED IN FLOOD ZONE x.
 MAP NO. 39049C 0328K
 EFF. DATE: 06/17/2008

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 attached Description of Variance Requests and Hardships for 1150 Fair Ave, Columbus, Ohio 43205

Signature of Applicant Ted Nemeth



Digitally signed by Ted Nemeth
Date: 2021.04.27 23:29:43 -04'00'

Date 4/27/2021

Description of Variance Requests and Hardships for 1150 Fair Ave, Columbus, Ohio 43205

STATEMENT OF HARDSHIP

We are proposing to build a single-family home on the Fair Avenue side of the lot facing Fair Avenue and build a detached 3-car garage, with a carriage house residence above the garage, with the garage accessed on Quincy Alley.

We feel that the new proposed single-family home is in a traditional design and scale that will be keeping with other established lots and homes in the neighborhood. If we were to omit the carriage house residence over the garage, we would still occupy nearly the same footprint as the new single-family house and detached garage. With the addition of the additional parking spot in the garage, and the carriage house residence above the garage.

This new single-family home and carriage house will rebuild a vacant lot in this neighborhood, across the street from a couple vacant homes, one of which is fire damaged. The overall investment the owner is making to the property will be an asset to the neighborhood.

The use variance is required because two single family homes are not permitted on a single lot in the R-3 district. The cost of building has risen significantly. Adding a carriage house unit above the garage makes this project more financially feasible for our client.

The width of the lot is existing, and the variance is required because the existing lot does not meet current zoning code requirements, however, the width is similar to other parcels in the area.

A parking variance is required to accommodate the addition of the carriage house residence above the detached garage. We will provide 3 total spaces with this design, 2 for the main residence and 1 for the detached garage carriage house residence. We feel our variance request is reasonable given the context of the area and the homes are in scale/keeping with other homes in the neighborhood.

The delivery of government services will not be impacted by this proposal. The owner purchased this property aware that zoning variances would be required but with the knowledge that similar uses exist in the neighborhood and similar variances have been granted.

PROPOSED VARIANCES - CV21-058 - 1150 FAIR AVE (43205)

3332.05 A (4) AREA DISTRICT LOT WIDTH REQUIREMENTS: To allow for a 37.37' wide lot in lieu of the required 50' for the new dwelling.

3332.035 R-3: To allow for two single family residences on a single lot in a R-3 District.

3332.13 R-3 AREA DISTRICT REQUIREMENTS. To allow for a lot of 4190 square feet in lieu of the 5000 square foot minimum lot size. Lot size calculations per Section 3332.18(C)

3332.19 – FRONTING ON A PUBLIC STREET. To allow for a secondary residence, a carriage house, to front on a public alley.

3332.27 – REAR YARD. To allow the carriage house not to have a back yard.

3312.49 – MINIMUM NUMBER OF PARKING SPACES REQUIRED. To allow for three parking spaces on site in lieu of the required four minimum number of parking spaces.

3332.25 – MAXIMUM SIDE YARDS REQUIRED. To allow for the sum of the side yards for the carriage garage to be 6.06' in lieu of 7.48'; the calculated 20 percent of the 37.37' lot width.



CV21-058
1150 Fair Ave.
Approximately 0.10 acres



CV21-058
1150 Fair Ave.
Approximately 0.10 acres

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

Case Number: _____

Address: _____

Group Name: _____

Meeting Date: _____

Specify Case Type:

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

Recommendation:

(Check only one and list basis for recommendation below)

- Approval**
- Disapproval**

NOTES:

Vote: _____

Signature of Authorized Representative:  _____
SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN\q<Cuuki pgf 'Rrcppgt.'Ek\ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 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 #: CV21-058

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) Theodore Nemeth
of (COMPLETE ADDRESS) 3763 Attucks Drive, Powell, Ohio 43065
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)

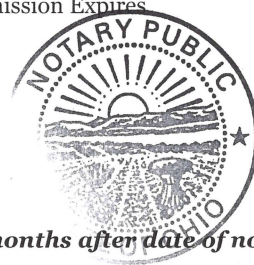
<p>1. Robert Delay 1156 Fair Ave, Columbus, Ohio 43205 0 - Columbus-based employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 28 day of April, in the year 2021

 My Commission Expires 10/23/2023 Notary Seal Here



DAVID R. BRODERICK
Notary Public, State of Ohio
My Commission Expires
October 23, 2023

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