

COLUMBUS ZONING: R-3

THIS SITE PLAN IS FOR PRELIMINARY SITE STUDY PURPOSES ONLY. THIS SITE PLAN SHALL NOT BE USED FOR ANY PERMIT OR ZONING APPLICATIONS. THE SITE PLAN IS NOT TO BE CONSIDERED AS A FINAL DESIGN OR CONSTRUCTION DOCUMENT. THE SITE PLAN IS NOT TO BE USED FOR ANY PERMIT OR ZONING APPLICATIONS. THE SITE PLAN IS NOT TO BE CONSIDERED AS A FINAL DESIGN OR CONSTRUCTION DOCUMENT.

REAR YARD CALCULATIONS:
 TOTAL LOT SQUARE FOOTAGE: 4,198.72 S.F.
 TOTAL REAR YARD SQUARE FOOTAGE: 1,354.99 S.F.
 TOTAL LOT COVERAGE: 32.29%

LOT COVERAGE CALCULATIONS:
 TOTAL LOT SQUARE FOOTAGE: 4,198.72 S.F.
 TOTAL LOT COVERAGE: 49.0%
 TOTAL LOT COVERAGE: 1,082.00 S.F.

THIS TO BE PROVIDED ON SITE THAT MEETS THE SIZE REQUIREMENTS TO BE SUBMITTED TO THE CITY OF COLUMBUS FOR REVIEW AND APPROVAL.

1477 E 26TH AVE
 COLUMBUS, OHIO 43211
 NEW 2-STORY DUPLEX
 PREPARED FOR:

Healthy Homes
 A HEALTHY NEIGHBORHOODS: HEALTHY HOMES INITIATIVE

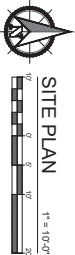
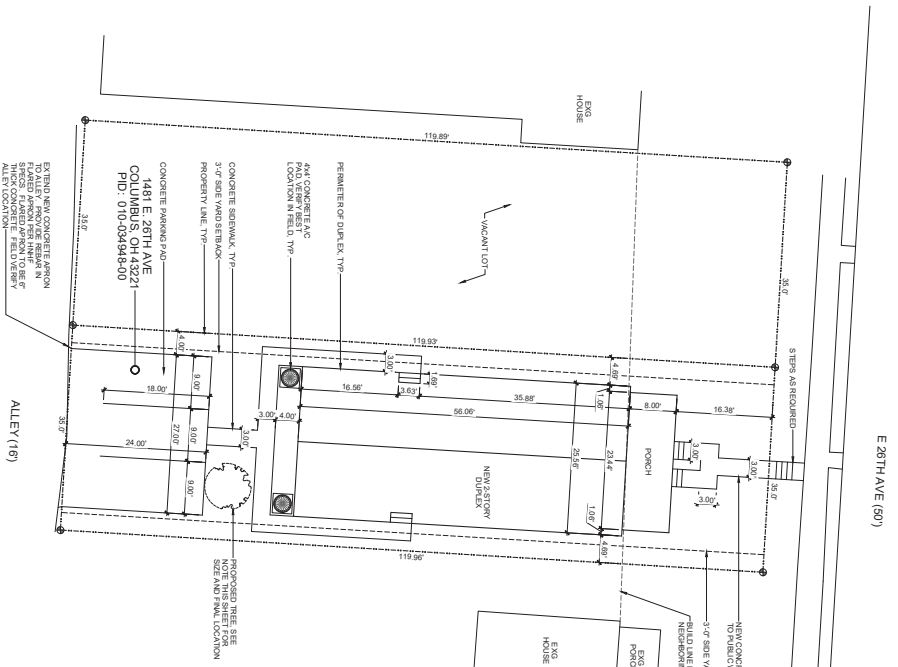
DATE: 03/10/23
 SHEET DESCRIPTION: SITE STUDY
 SCALE: 1" = 10'-0"

SCOTT O. BAKER
 ARCHITECTURAL DESIGN
 1484
 614.272.7751 WWW.SBA-ARCHITECT.COM

#	DATE	REVISION/CHANGE DESCRIPTION

SCOTT O. BAKER, LICENSE # 1484
 ARCHITECTURAL DESIGN
 COMPANY STATE LICENSE # 1484

1 ARCHITECTURAL SITE STUDY



COLUMBUS ZONING: R-3

THIS SITE PLAN IS FOR PRELIMINARY SITE STUDY PURPOSES ONLY. THIS SITE PLAN SHALL NOT BE USED FOR ANY PERMIT BUT NOT LIMITED TO GRADING, SEWERAGE, EASEMENT, LOT SPLITTING, DRIVEWAY, AND ANYTHING TO OBTAIN FROM THE CITY OF COLUMBUS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS.

REAR YARD CALCULATIONS	REAR YARD SQUARE FOOTAGE
TOTAL LOT SQUARE FOOTAGE	4,198.72 SF
TOTAL REAR YARD SQUARE FOOTAGE	1,382.53 SF
LOT COVERAGE CALCULATIONS	LOT COVERAGE
TOTAL ALLOWABLE COVERAGE +50%	4,198.72 SF
TOTAL ALLOWABLE COVERAGE +50%	2,099.36 SF
TOTAL LOT COVERAGE	1,382.53 SF

THESE TO BE PROVIDED ON SITE THAT MEET THE SIZE REQUIREMENTS IN SECTION 2111.11 FINAL LOCATION AND DIMENSIONS IS SHOWN. LEAD

DATE: 05/10/2023

PREPARED FOR:

Healthy Homes

A HEALTHY NEIGHBORHOODS: HEALTHY HOMES INITIATIVE

1481 E 26TH AVE
COLUMBUS, OHIO 43211
NEW 2-STORY DUPLEX

SCOTT D. BAKER, LICENSE # 14854
ARCHITECTURAL SITE STUDY
DATE: 11/29/2022

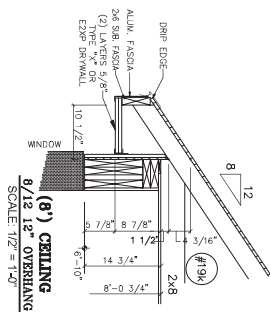
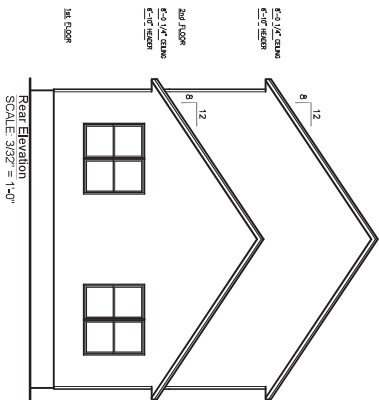
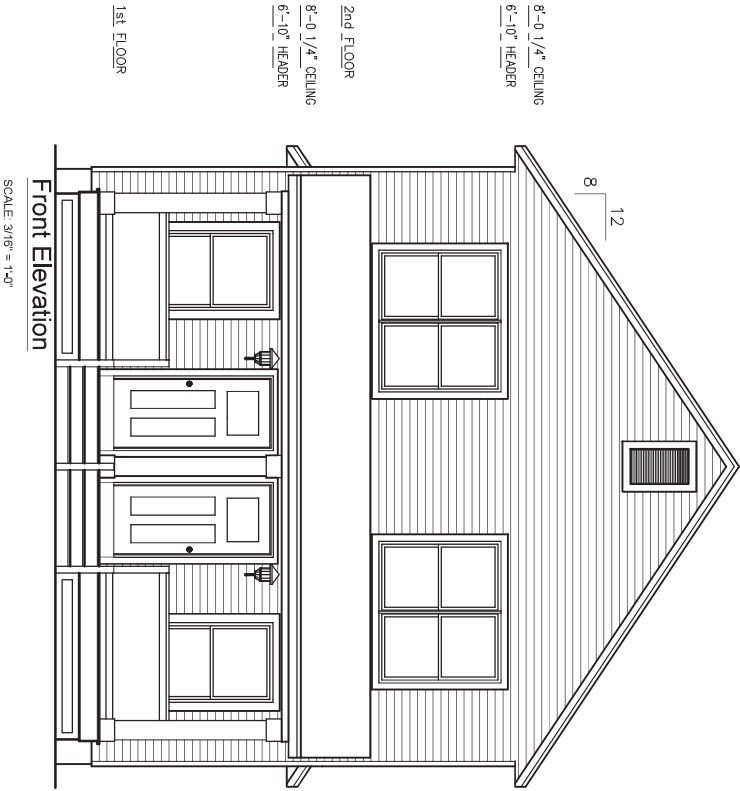
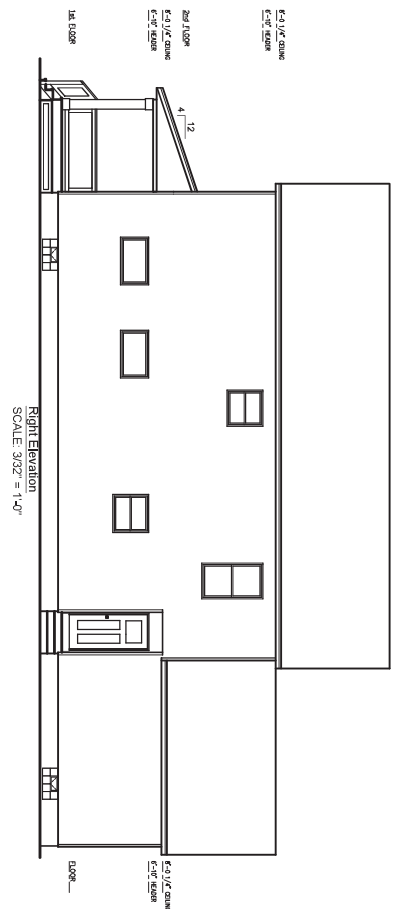
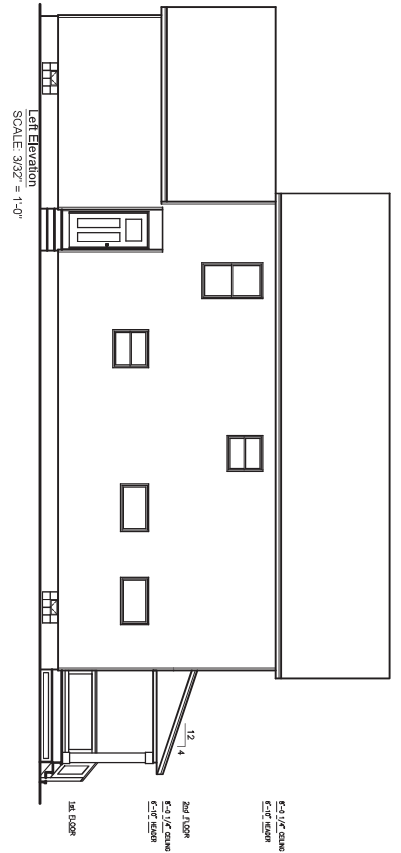
SCALE: 1" = 10'-0"

SHEET DESCRIPTION:
SITE STUDY

A0-0

SBA ARCHITECTURAL DESIGN STUDIOS

1482 7/81 WWW.SBA-ARCHITECT.COM

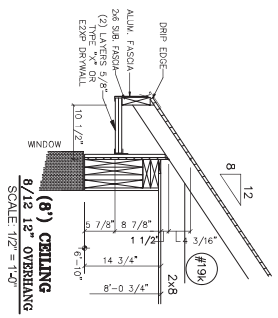
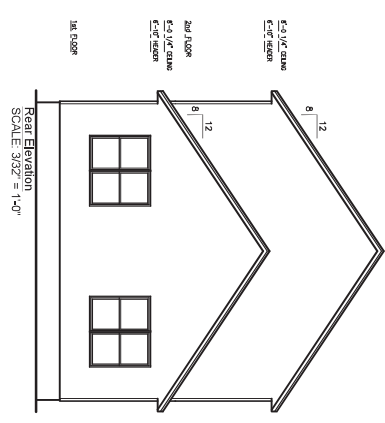
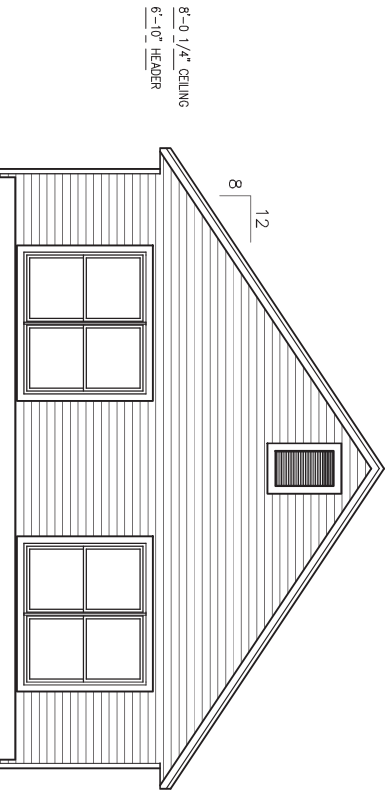
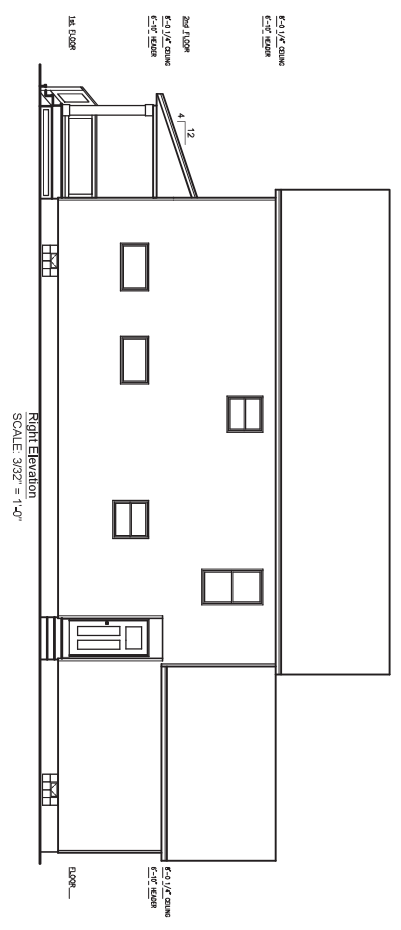
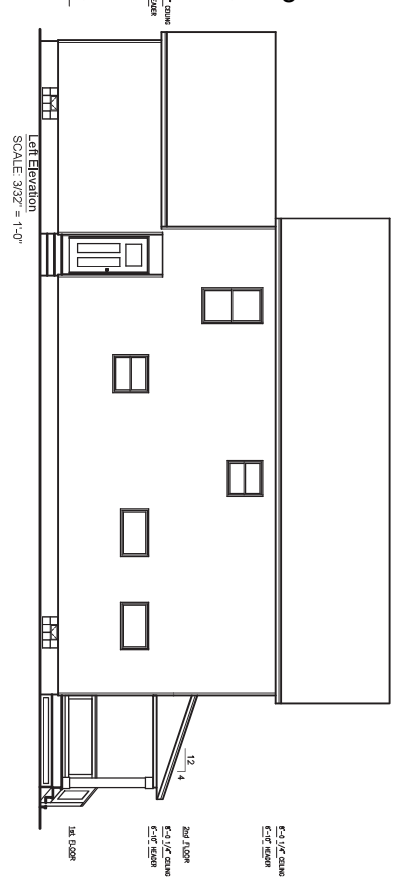


03.10.2023
 [Signature]

FIELD NOTES

 THE FOLLOWING ITEMS ARE TO BE SITE-INSTALLED AND ARE NOT PART OF INDUSTRIALIZED UNIT AUTHORIZATION. ALL CONSTRUCTION BELOW THE INDUSTRIALIZED UNIT EXTERIOR SIDING ON SIDE ELEVATIONS EXTERIOR DOORWAY LANDINGS PORCHES GARAGE

092821-KMM VER2.1.DWG	Healthy Homes	SCALE:	REVISION DATE		Unibilt Industries, Inc. 1005 Johnson Station Rd, Vandalia, Ohio 43177	Custom Two-Story Duplex	70
B/C 09/28/2021	KMM BUILDERS	© 2020 Unibilt Industries, Inc. All Rights Reserved.					



2nd FLOOR
8'-0" 1/4" CEILING
6'-10" HEADER

1st FLOOR

Front Elevation
SCALE: 3/16" = 1'-0"

Rear Elevation
SCALE: 3/32" = 1'-0"

Left Elevation
SCALE: 3/32" = 1'-0"

Right Elevation
SCALE: 3/32" = 1'-0"

03.10.2023
[Signature]

FIELD NOTES

THE FOLLOWING ITEMS ARE TO BE SITE-INSTALLED AND ARE NOT PART OF INDUSTRIALIZED UNIT AUTHORIZATION. ALL CONSTRUCTION BELOW THE INDUSTRIALIZED UNIT EXTERIOR DOORWAY LANDINGS EXTERIOR DOORWAY LANDINGS PORCHES GARAGE

092821-KMM VER2.1.DWG	Healthy Homes	SCALE:	REVISION DATE		Unibilt Industries, Inc.	Custom Two-Story Duplex	70
B/C 09/28/2021	KMM BUILDERS	© 2020 Unibilt Industries, Inc. All Rights Reserved.			Unibilt Industries, Inc.	1005 Johnson Station Rd, Vandalia, Ohio 45377	(603) 832-1000

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):

Please see attached document.

Signature of Applicant



Date

12/14/2022

CV22-151

Healthy Homes

Statement in Support of Variance(s)

The site is located on 26th Avenue, just East of Cleveland Avenue and West of Billiter Avenue. The parcel is zoned R-3, as is much of the South Linden Area Commission area. The applicant proposes to build a two (2) family unit dwelling (duplex) and is proposing three surface parking spaces at the rear of the lot with parking accessed from the back alley, as depicted on the submitted site plan. The proposed three surface parking spaces does not meet the minimum number of parking spaces required under Section 3312.49, as one more is required. The width of the lot is existing and does not meet the requirement under Section 3332.05 and the existing lot square footage does not meet the minimum required under Section 3332.13. The lot width and square footage are similar to other parcels in the area.

The proposed two-unit dwelling was intentionally selected and will not detract from the character of the neighborhood. This structure conforms with other development in the area in respects to height and use. The proposed dwelling is intended to increase the stock of high-quality, affordable housing options available to families earning between 50 and 80 percent of Area Median Income.

Applicant requests the following variances:

1. **Section 3332.035:** R-3 Residential District, to permit a 2-unit dwelling building as depicted on the site plan.
2. **Section 3332.05:** Area District Lot Width Requirements, to reduce the lot width from 50 feet to 35 feet (*existing*).
3. **Section 3332.13:** R-3 area district requirements, existing lot is 3675 sq ft., which is less than the 5,000 sq. ft. requirement.
4. **Section 3312.49:** 2 off-street parking spaces per dwelling are required, whereas as 3 parking spaces are proposed instead of 4.

Signature of Applicant



Date

12/14/2022

Healthy Homes

Statement in Support of Variance(s)

The site is located on 26th Avenue in between Cleveland Avenue and Billiter Boulevard. The parcel is zoned R-3, as is much of the South Linden Area Commission area. The applicant proposes to build a two (2) unit dwelling (duplex) and three surface parking spaces at the rear of the lot with parking accessed from the back alley, as depicted on the submitted site plan. The proposed three surface parking spaces does not meet the minimum number of parking spaces required under Section 3312.49, as one more is required. The width of the lot is existing and does not meet the requirement under Section 3332.05 and the existing lot square footage does not meet the minimum required under Section 3332.13. The lot width and square footage are similar to other parcels in the area.

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Applicant requests the following variances:

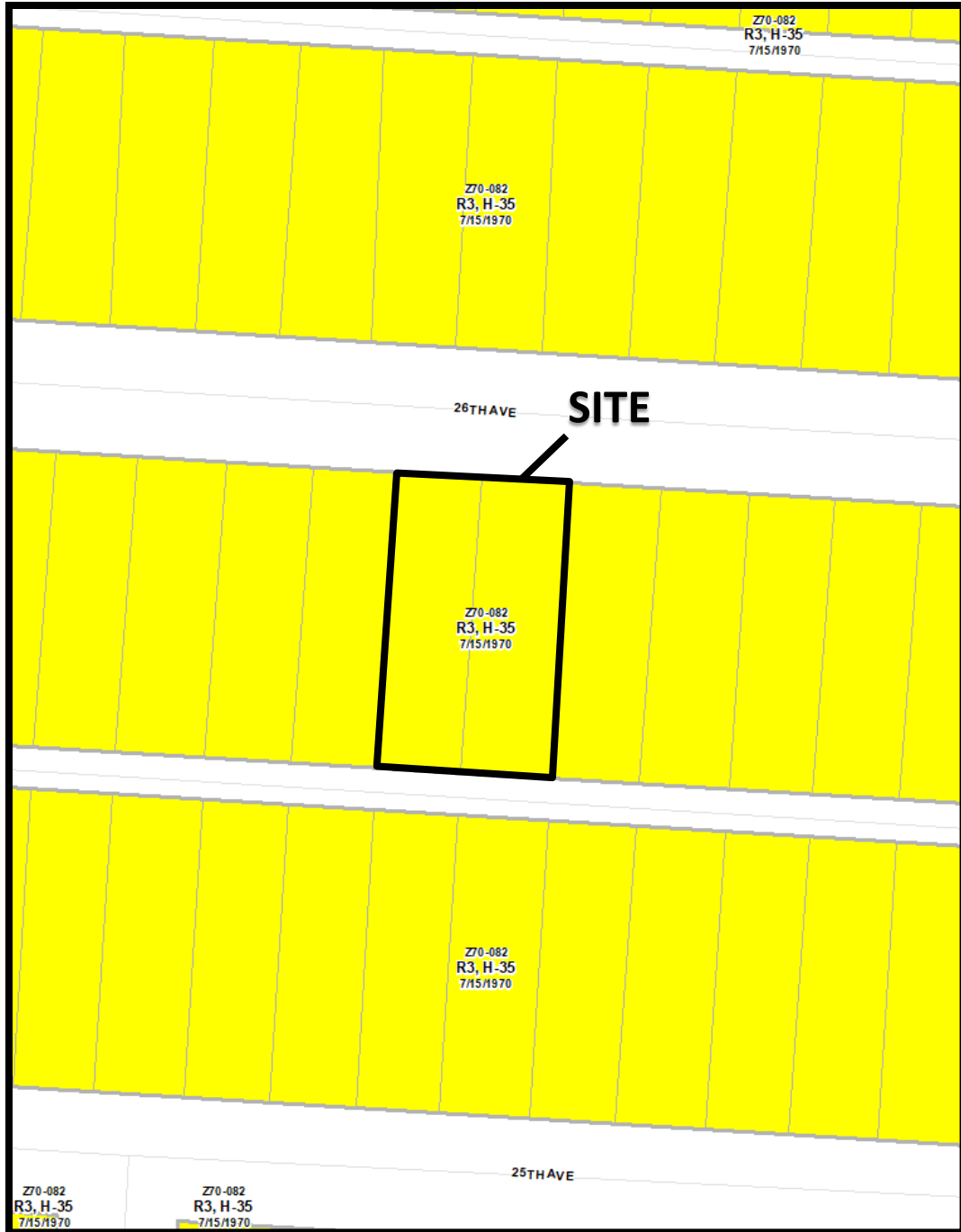
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Signature of Applicant



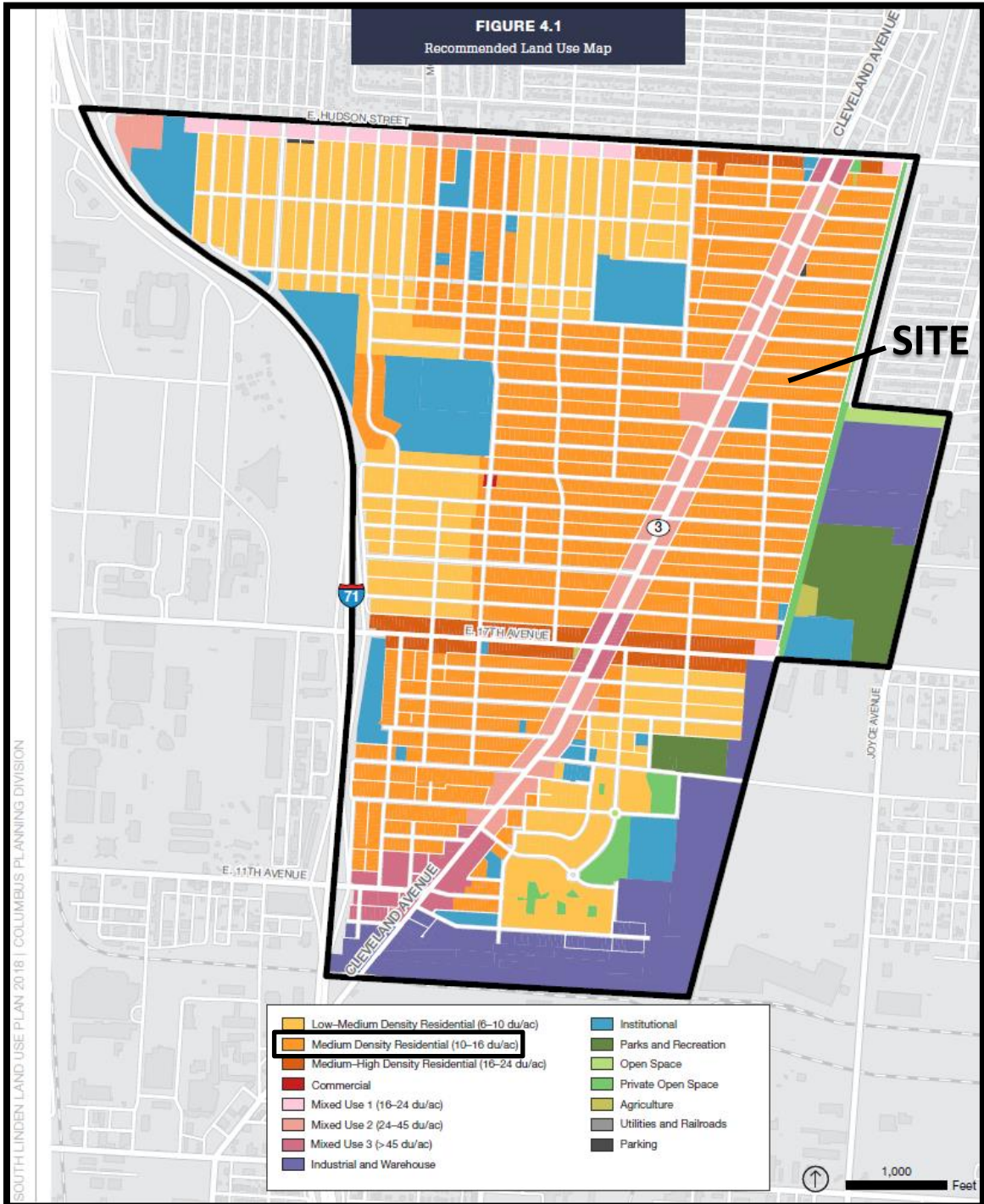
Date

12/14/2022

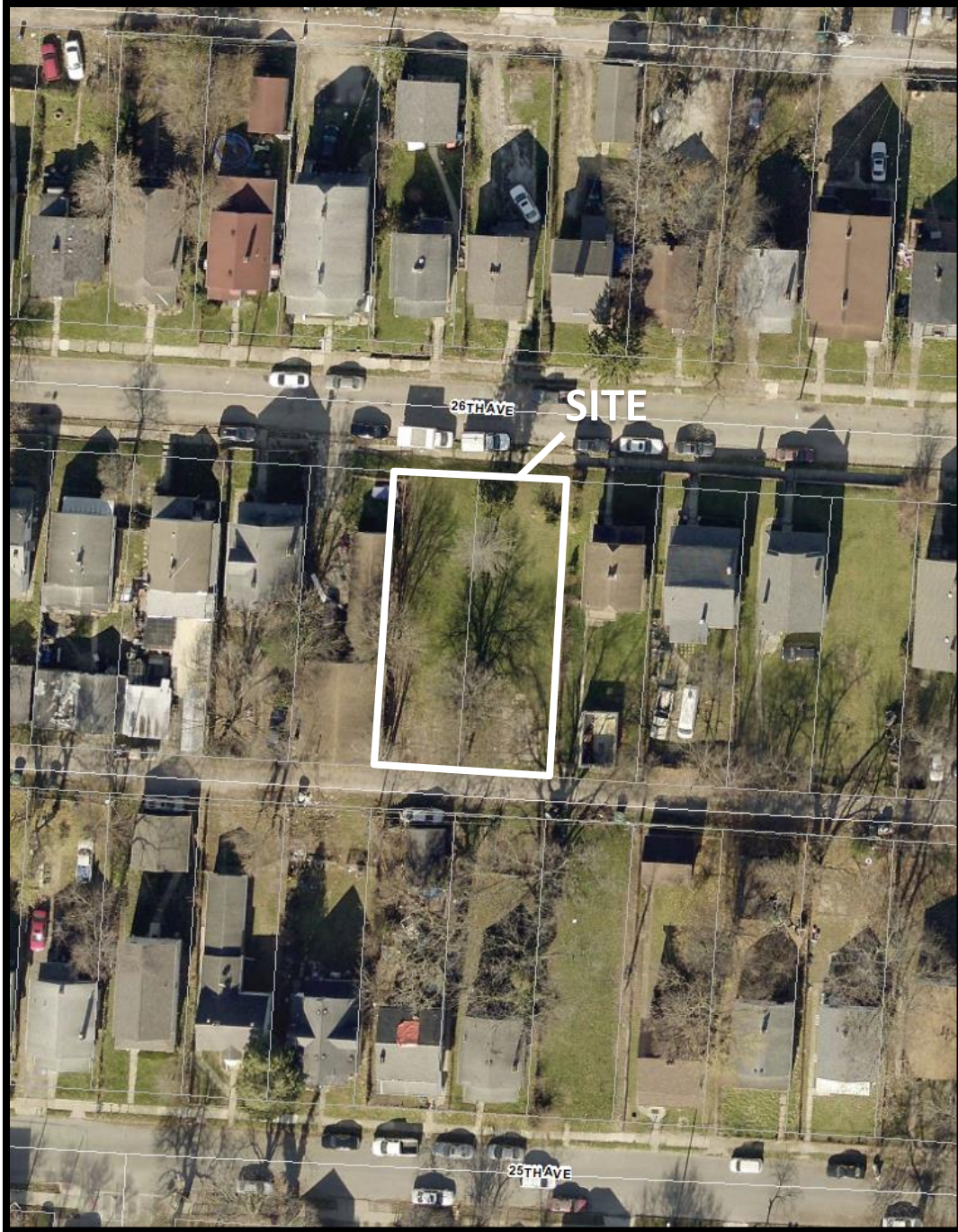


CV22-151
1477-1481 26th Ave.
Approximately 0.19 acres

South Linden Land Use Plan (2018)



CV22-151
1477-1481 26th Ave.
Approximately 0.19 acres



CV22-151
1477-1481 26th Ave.
Approximately 0.19 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV22-151

Address 1477 26th Avenue

Group Name South Linden Area Commission

Meeting Date February 21, 2023

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

Approval

Disapproval

RECEIVED
FEB 22 2023
BUILDING & ZONING SERVICES

LIST BASIS FOR RECOMMENDATION:

1. Developer is proposing new construction of fifteen (15) duplex dwellings that complement existing designs of two-story two-family units throughout the community, maintains affordability based on HUD guidelines, and improves density towards meeting anticipated population increase according to the MORPC 2050 Report.
2. Granting variances expands the permitted use on property zoned R3 Residential to include duplex dwellings (two-family units) with reduced lot width and reduced parking allowance.
3. Granting variances does not adversely affect the surrounding neighbors.

With 8 Area Commissioners in attendance Quorum is Met. The South Linden Area Commission convened its regularly scheduled meeting 2.21.23 this date. Having heard statements made, reviewed supporting documentation, and engaged meaningful discussions to clarify and satisfy concerns, Commissioner Jamison moved, with a second from Commissioner S. Williams, to issue its **RECOMMENDATION OF APPROVAL**. The Chair opened for additional questions and hearing none, called for the Voice Vote as follows:

Voice Vote Approval: Motion Passed with 6 In FAVOR; 3 Abstention(s); 0 Opposition(s)

<input checked="" type="checkbox"/> Duckworth	<input checked="" type="checkbox"/> Jamison	<input type="checkbox"/> T. Wade <u>Abstain</u>
<input type="checkbox"/> Erkins <u>Absent</u>	<input type="checkbox"/> Redman <u>Abstain</u>	<input checked="" type="checkbox"/> P. Williams
<input checked="" type="checkbox"/> Ferguson	<input checked="" type="checkbox"/> K. Wade	<input checked="" type="checkbox"/> S. N. Williams

Vote 6 : 2 : 0

Signature of Authorized Representative Peggy A. Williams

Recommending Group Title ZONING CHAIR

Daytime Phone Number (614) 309-5548

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-151

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) Emily Long Rayfield, Applicant
of (COMPLETE ADDRESS) PO Box 77499, Columbus, OH 43207
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)

1. Emily Long Rayfield, Senior Development Manager Healthy Linden Homes III LLC P.O. Box 77499, Columbus, OH 43207	2. Hope K. Paxson, Vice President COCIC - Franklin County Land Bank 845 Parsons Ave, Columbus, OH 43206
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Emily Long Rayfield

Sworn to before me and signed in my presence this 14th day of December, in the year 2022

Mary Victoria Turner
SIGNATURE OF NOTARY PUBLIC

8-17-27
My Commission Expires

Notary Seal Here



Mary Victoria Turner
Notary Public, State of Ohio
Commission #: 2022-RE-852800
My Commission Expires 08-17-2027

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

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

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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. Reza Reyazi - Assistant Administrator City of Columbus Land Redevelopment Division 845 Parsons Ave, Columbus, OH 43206</p>	<p>2. Emily Long Rayfield - Senior Development Manager Healthy Linden Homes III LLC PO Box 77499, Columbus, OH 43207</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Emily Long Rayfield

Sworn to before me and signed in my presence this 14th day of December, in the year 2022

Mary Victoria Turner
SIGNATURE OF NOTARY PUBLIC

8-17-27
My Commission Expires

Notary Seal Here



Mary Victoria Turner
Notary Public, State of Ohio
Commission #: 2022-RE-852800
My Commission Expires 08-17-2027

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