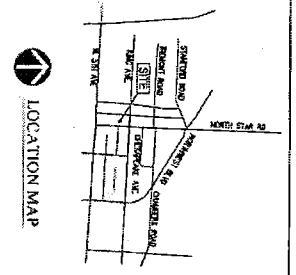


PROPOSED BUILDING ELEVATIONS



*David H. Johnson
June 30, 2015*



LOCATION MAP

DEVELOPMENT REGULATIONS
 PROPERTY PARCEL NUMBERS:
 010460200
 010460202
 PROPERTY ADDRESS:
 1627 NORTH STAR ROAD
 COLUMBUS, OHIO 43212
 TOTAL SQUARE FEET: 10,000
 TOTAL NUMBER OF PROPOSED UNITS:
 1
 TOTAL NUMBER OF PROPOSED BUILDINGS:
 1
 PROJECT DENSITY:
 1 UNIT PER ACRE
 PLANNING REVIEW:
 ZONING SERVICES
 ENVIRONMENTAL SERVICES

1627 NORTH STAR ROAD ROAD
 COLUMBUS, OHIO 43212



SHEET TITLE:
 SITE PLAN
 PLAN BUILDING ELEVATIONS
 DATE: JUNE 3, 2015
 PROJECT NO. _____
 SHEET NO. _____

S-1

CV15-017 Final Received 6/30/15

Statement of Hardship

1627 North Star Avenue

The applicant / property owner, Will-Seff Properties, owns two separate nonconforming parcels along North Star Avenue, along the west side of the street, south of King Avenue. These parcels are platted lots, however the residence on the lots was constructed over the property line. The owners seek to combine the tax parcels, solving an existing zoning issue, and along the rear of the property construct a carriage house, providing covered parking spaces on the lower level, and one residence on the second level.

To effectuate the applicant's plan the following variances are necessary:

- 3332.039 To allow a freestanding carriage house in the R-4 zoning district.
- 3332.19 To allow the carriage house to not front on a public street.
- 3332.25 To reduce the maximum side yard requirement to 6 feet for the carriage house.
- 3332.26 To reduce the side yard setback from 5 feet to 3 feet for the carriage house, and 2 feet for the existing single family home.
- 3332.27 To allow the rear yard for the carriage house to be 1,200 square feet and paved.
- 3332.38(F) To allow the lot area devoted to a private garage (carriage house) to exceed 720 square feet. In this instance the garage is 1,284 square feet.

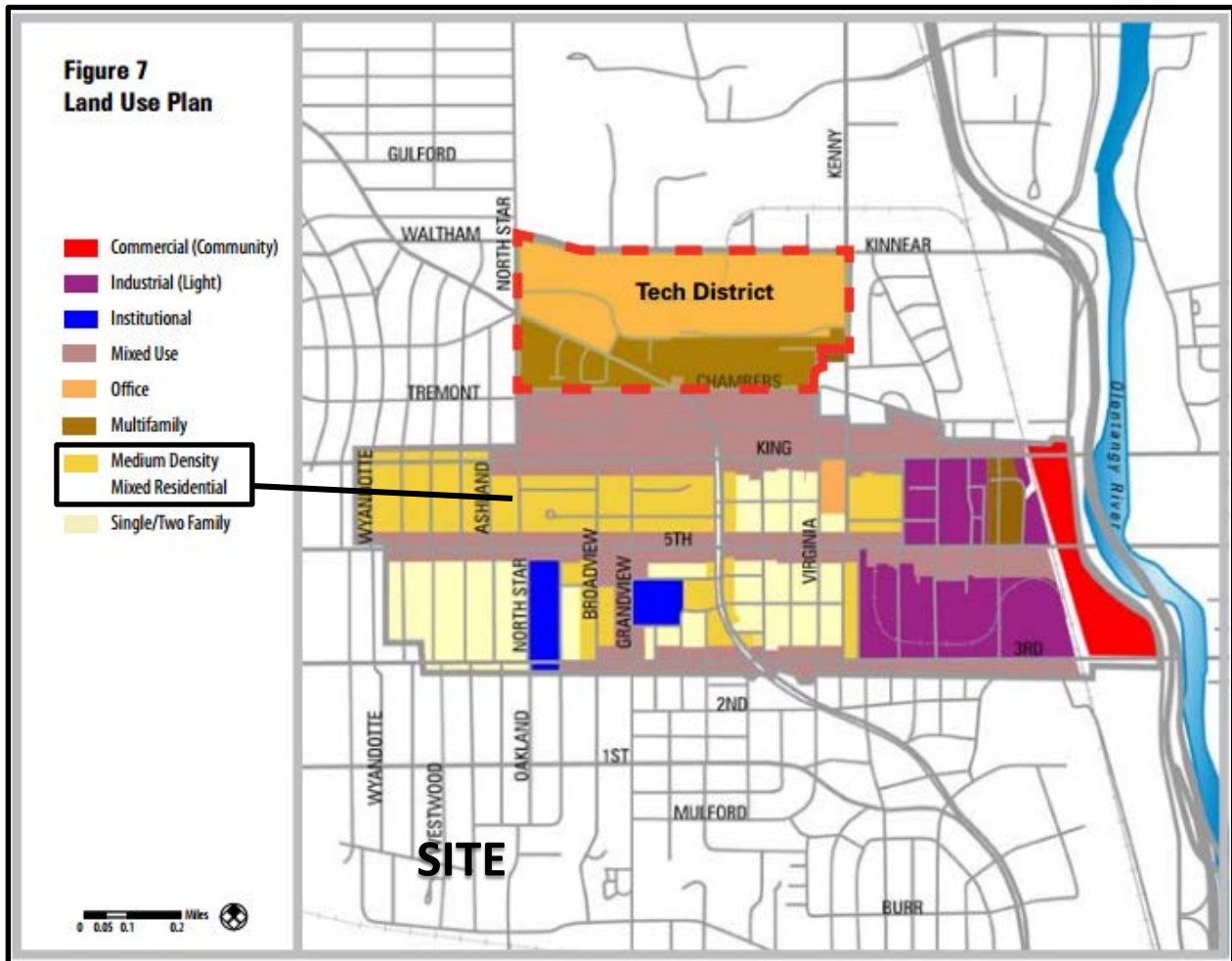
These variances will allow the property to develop in a manner consistent with other developments in this area, and in a manner consistent with certain planning criteria for this neighborhood. The grant of these variances will not impair an adequate supply of light and air to adjacent properties, unreasonably 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 any inhabitant of the City of Columbus.

Will-Seff Properties

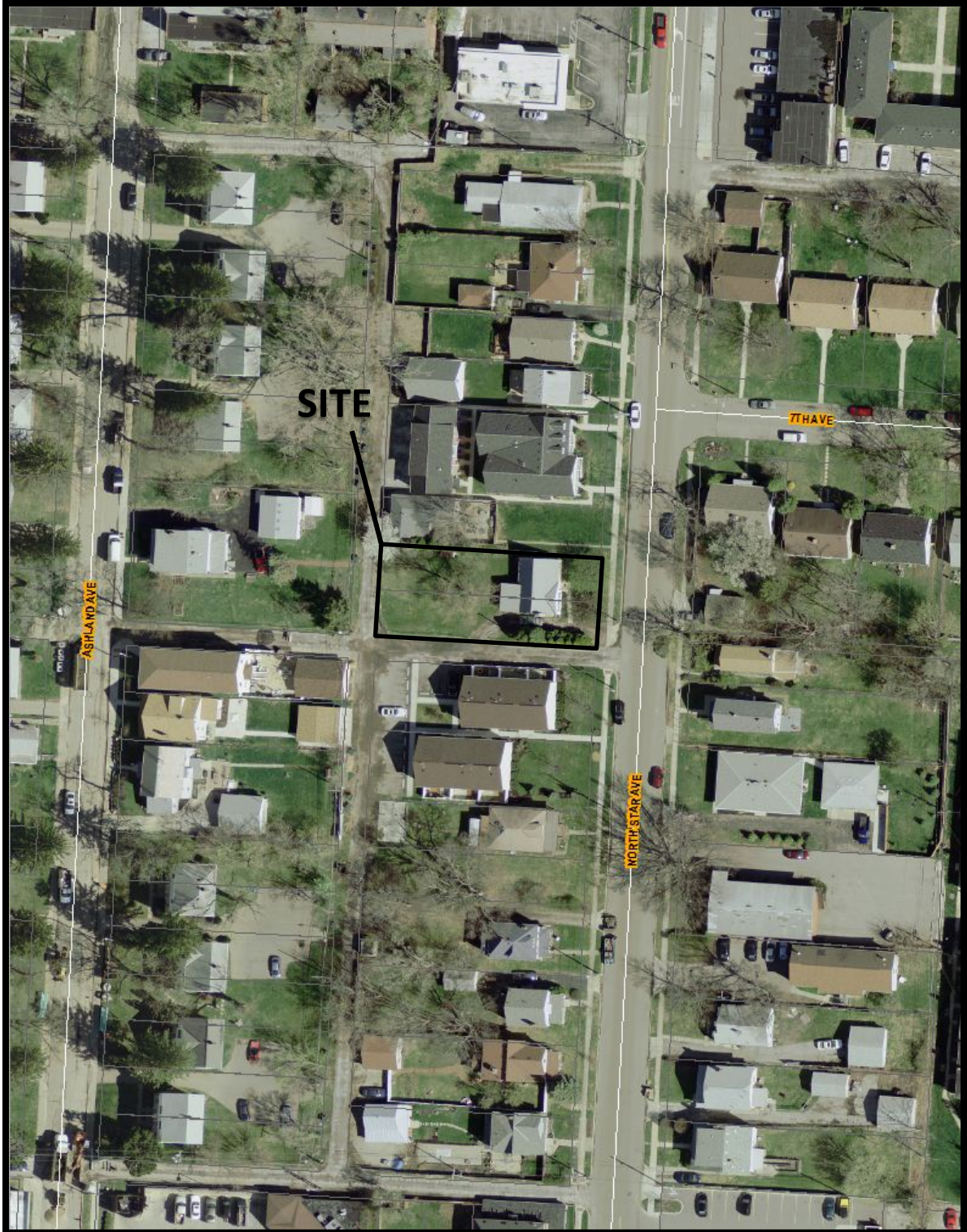
By: David Hoff - attorney
Date: June 30, 2015



CV15-017
1627 North Star Avenue
Approximately 0.19 acres



CV15-017
1627 North Star Avenue
Approximately 0.19 acres
Fifth by Northwest Neighborhood Plan
(2009)



CV15-017
1627 North Star Avenue
Approximately 0.19 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
& ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV15-017
Address 1627 North Star Ave.
Group Name W. 5th by Northwest
Meeting Date 5/5/15

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

- Recommendation (Check only one)
- Approval
 - Disapproval

NOTES: To allow carriage house to be constructed at rear of existing R-4 platted lots.

Vote 5 favor 2 absent
Signature of Authorized Representative Burt Shaller
Recommending Group Title Zoning Chair 5th NW Area Commission
Daytime Phone Number 614-477-3801

Please FAX this form to ZONING at (614) 645-2463 within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer



Council Variance Application

DEPARTMENT OF BUILDING AND COMMUNITY DEVELOPMENT

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV15-017

STATE OF OHIO
COUNTY OF FRANKLIN

David Hodge

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. Will-Seff Properties 1626 Doone Road Columbus, OH 43221 Alan Seffens 506-3680</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT David Hodge

Sworn to before me and signed in my presence this 31st day of March, in the year 2015

Natalie C. Timmons
SIGNATURE OF NOTARY PUBLIC

9/4/15
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer