



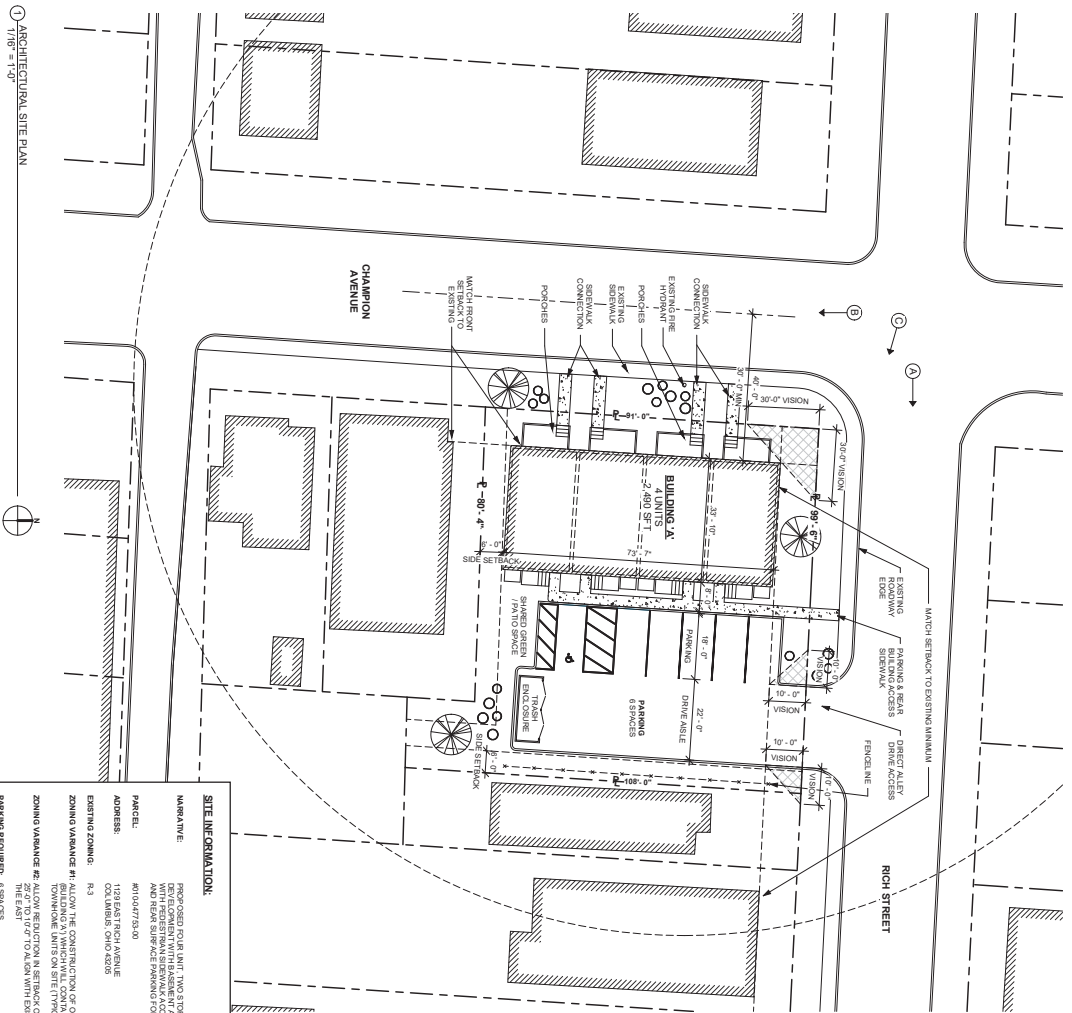
A FRONTAGE AT RICH STREET



B FRONTAGE AT CHAMPION AVENUE



C OVERALL SITE



1 ARCHITECTURAL SITE PLAN  
1/8" = 1'-0"



Daniel Meyer, Development | Architecture Collaborative  
10 / 25 / 2022

<b>SITE INFORMATION:</b>	<p><b>NARRATIVE:</b> PROPOSED HOUSE WITH TWO STORY TOWNHOME DEVELOPMENT WITH BASEMENT AND FRONT PORCH AND REAR SURFACE PARKING FOR RESIDENTS.</p> <p><b>PARCEL:</b> 80104471340</p> <p><b>ADDRESS:</b> 1129 EAST RICH AVENUE COLUMBUS, OHIO 43205</p> <p><b>EXISTING ZONING:</b> R-3</p> <p><b>ZONING VARIANCE #1:</b> ALLOW THE CONSTRUCTION OF ONE STRUCTURE FORMERLY ZONED IN THE TYPICAL OF R-3 ZONING DISTRICT. LIMIT SIGN SIZE TO 10% OF BUILDING FRONTAGE.</p> <p><b>ZONING VARIANCE #2:</b> ALLOW REDUCTION IN SETBACK ON RICH STREET FROM 25'-0" TO 12'-0" TO ALIGN WITH EXISTING PROPERTY TO THE EAST.</p> <p><b>PARKING REQUIRED:</b> 6 SPACES</p> <p><b>PARKING PROVIDED:</b> 6 SPACES</p> <p><b>TIRASH COLLECTION:</b> PRIVATE COLLECTION ORGANIZED BY OWNER</p> <p><b>DRIVE ACCESS:</b> NEW DRIVE CUT OFF RICH STREET BY PROPOSED FOR PROPOSED. NO OTHER DRIVE CUTS ARE BEING PROVIDED.</p> <p><b>UTILITIES:</b> OVERHEAD LINES ON CHAMPION AVENUE</p> <p><b>GAS:</b> SERVICE ACCESS ON CHAMPION AVENUE</p> <p><b>WATER:</b> SERVICE ACCESS ON CHAMPION AVENUE</p> <p><b>SEWER:</b> SERVICE ACCESS ON CHAMPION AVENUE</p> <p><b>STORM:</b> SERVICE ACCESS ON CHAMPION AVENUE &amp; RICH STREET</p> <p><b>NOTE:</b> SITE TREES TO BE REMOVED</p>
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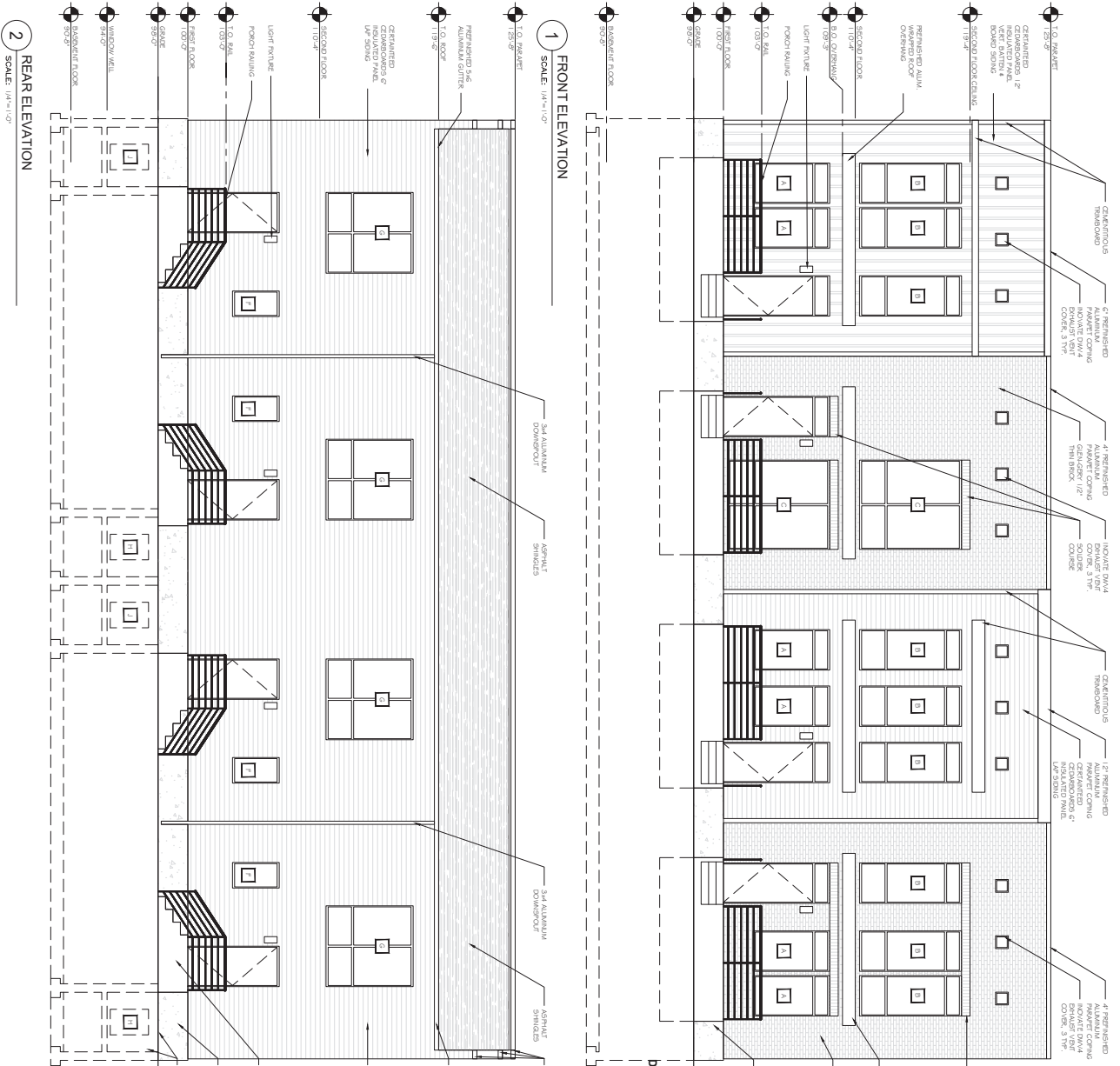
LINN / STEELE  
**OLDE TOWNE EAST TOWNHOMES**  
 1129 EAST RICH STREET, COLUMBUS, OH 43205  
 sheet name:  
**ARCHITECTURAL SITE PLAN**

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION



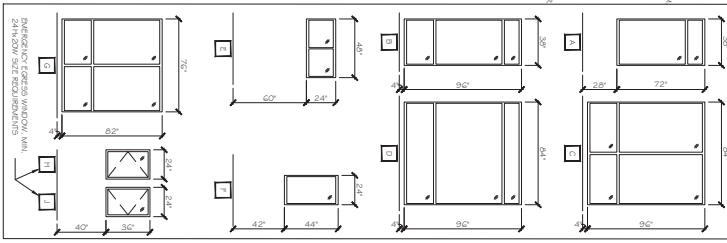
project date: 11.14.2022  
 project number: 22.109  
 sheet number:  
**AS1.00**

Elevations - Sheet 1



Daniel Mayer, Development Architectures Collaborative  
10/25/2022

- GENERAL NOTES**
1. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING EXTERIOR ELEVATIONS. THE ARCHITECT DOES NOT PROVIDE SPECIFICATIONS FOR MATERIALS OR MANUFACTURERS UNLESS SPECIFICALLY NOTED IN THE DRAWINGS. FOLLOW THE BEST PRACTICES FOR MATERIALS AND MANUFACTURERS. DO NOT SCALE DIMENSIONS; CONSULT THE FULL-SCALE DRAWINGS FOR ALL DIMENSIONS. DIMENSIONS COORDINATED WITH ALL OF THE WORK PACKS. IF NOT SPECIFICALLY NOTED, THE ARCHITECT IS NOT PROVIDING CLARIFICATION WORK.
  2. DO NOT SCALE DIMENSIONS; CONSULT THE FULL-SCALE DRAWINGS FOR ALL DIMENSIONS. DIMENSIONS COORDINATED WITH ALL OF THE WORK PACKS. IF NOT SPECIFICALLY NOTED, THE ARCHITECT IS NOT PROVIDING CLARIFICATION WORK.
  3. WHERE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
  4. MANUFACTURER'S RECOMMENDATION.

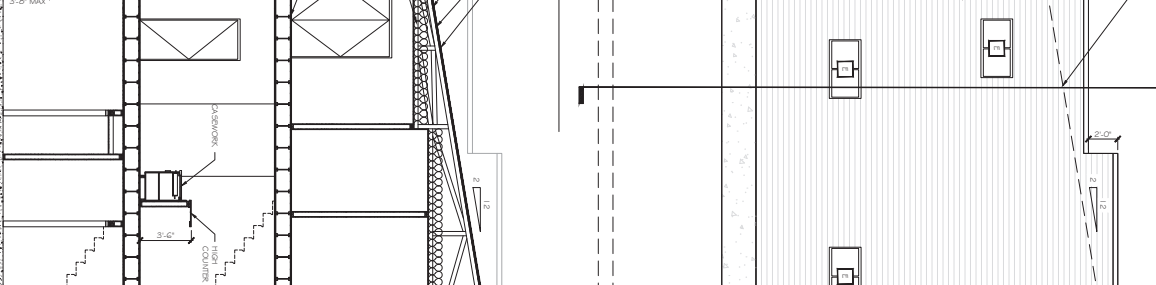
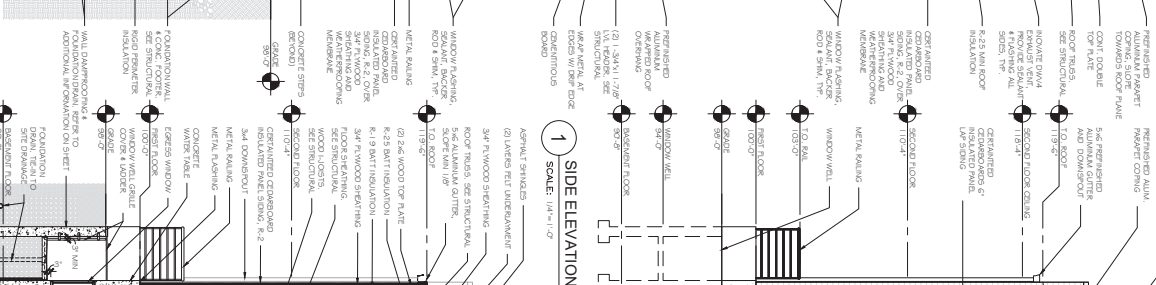
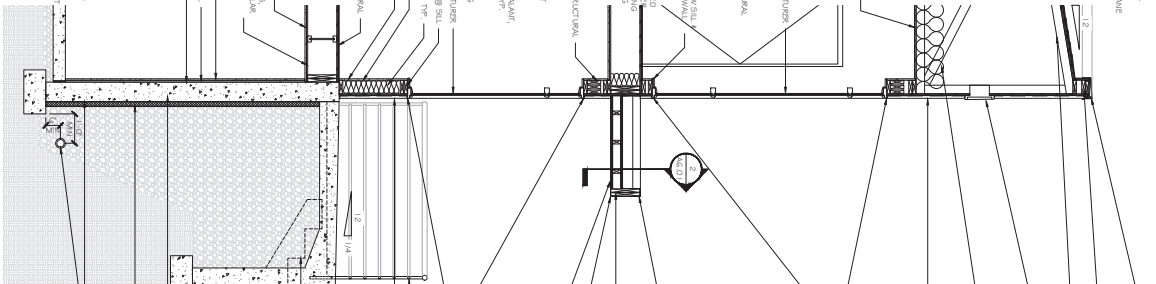
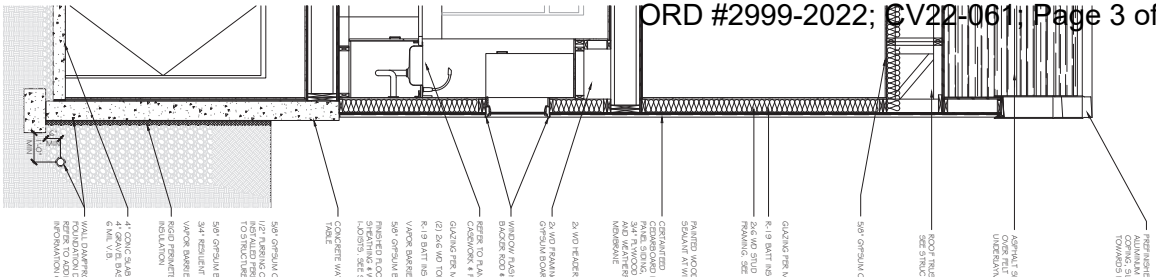


LINN & STEELE  
**OLDE TOWNE EAST TOWNHOMES**  
 1129 EAST RICH STREET, COLUMBUS, OH 43205  
 sheet name:  
**EXTERIOR ELEVATIONS**

DATE: 10/25/2022  
 PROJECT: OLDE TOWNE EAST TOWNHOMES  
 SHEET: EXTERIOR ELEVATIONS

**DIA**  
 DEVELOPMENT - ARCHITECTURE  
 COLLABORATIVE  
 P.O. BOX 12862, COLUMBUS, OHIO 43212 PHONE: (614) 270-8604

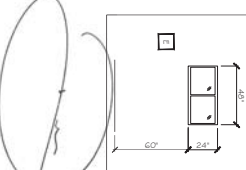
A2.01



CV22-061; Final Received 10/25/22; Page 3 of 3

**GENERAL NOTES**

1. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE GENERAL DESIGN OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SPECIALTY TRADES. THE ARCHITECT SHALL BE CONSULTED FOR ANY CHANGES TO THE DESIGN THAT MAY AFFECT THE STRUCTURE OR OTHER SPECIALTY TRADES.
2. DO NOT SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND CORRECT ANY DISCREPANCIES IMMEDIATELY. NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. WHERE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
4. GENERAL CONTRACTOR MAY SUBSTITUTE METAL STUD INSTEAD OF WOOD STUD.
5. ALL PARTITIONS SHALL BE FINISHED TO BOTTOM OF STUD OR TO TOP OF STUD, UNLESS OTHERWISE NOTED.
6. FINISH PARTITIONS UNLESS NOTED OTHERWISE.
7. AT ALL TIMES, DOOR/FRAME, WINDOW/FRAME, PARTITION, AND ACCESSORIES SHALL BE INSTALLED TO MEET ALL APPLICABLE CODES AND REGULATIONS.



**PROJECT INFORMATION**

client: Linn & Steele  
 project name: OLDE TOWNE EAST TOWNHOMES  
 project address: 1129 EAST RICH STREET, COLUMBUS, OH 43205  
 project date: 10/21/2022  
 sheet number: 22.109  
 sheet name: A3.01

**PRELIMINARY NOT FOR CONSTRUCTION**

DATE: 10/21/2022  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: OLDE TOWNE EAST TOWNHOMES  
 SHEET: A3.01

**LINN & STEELE**  
**OLDE TOWNE EAST TOWNHOMES**  
 1129 EAST RICH STREET, COLUMBUS, OH 43205  
 sheet name: EXTERIOR ELEVATION & SECTIONS

**DIA DEVELOPMENT + ARCHITECTURE COLLABORATIVE**

10/25/2022 Development + Architecture Collaborative. These drawings are preliminary and may not be used, copied, or altered without our written consent.

P.O. BOX 12802, COLUMBUS, OHIO 43212 PHONE: (614) 270-8604

**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.**

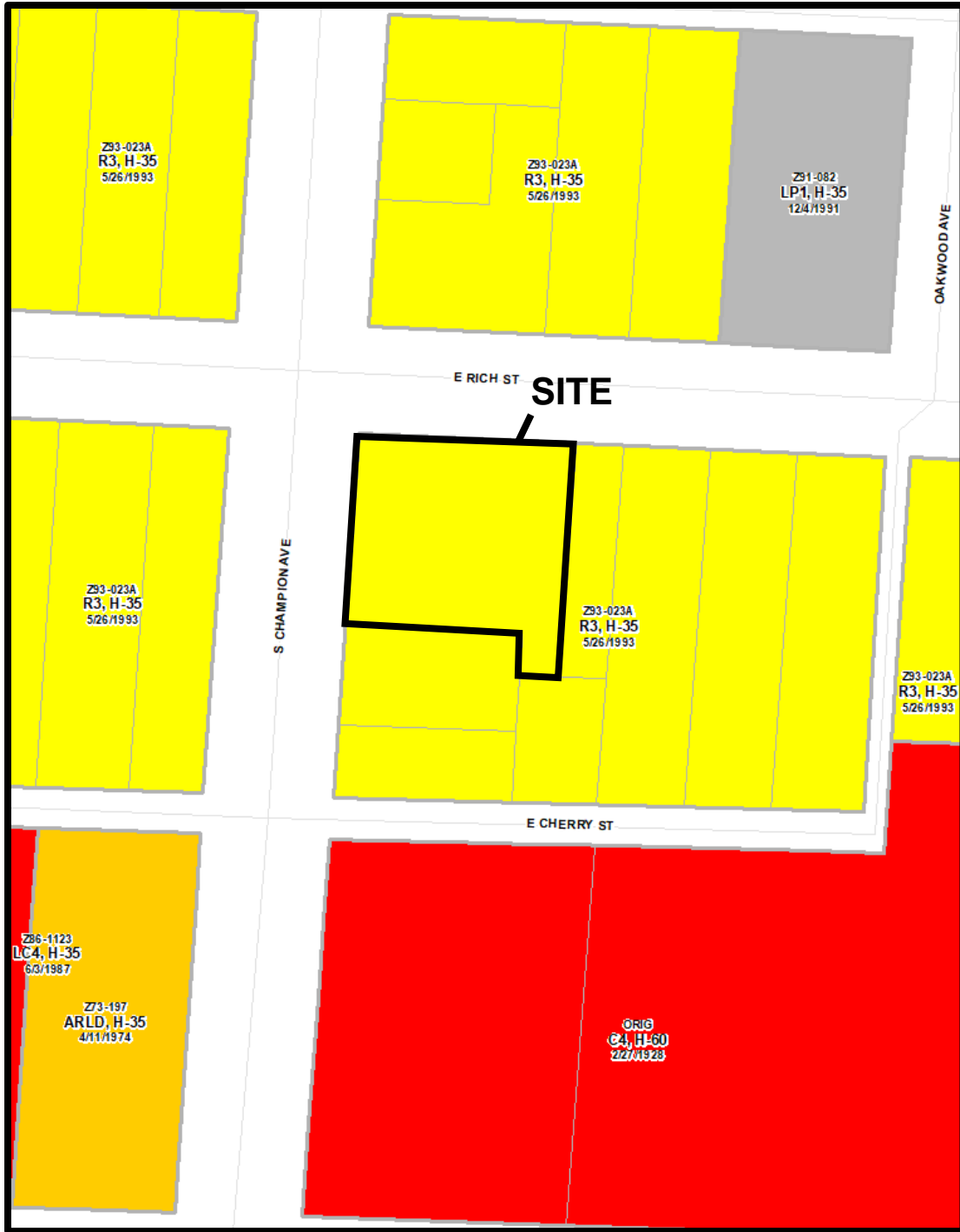
**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):**

Applicant is requesting a variance to the current R-3 Zoning per Columbus Municipal Zoning Code Section 3332.035 allowing only one single-family dwelling to approve the construction of one townhome building fronting Champion A venue with four units. The corner lot provides a great opportunity to provide more density on the lot with a townhome style development (individual entries) that will blend with the current mix of single and multi-family homes on both streets while adding a much needed density and housing units to the increased demand for housing in Columbus, the East Side, and Franklin County. The applicant has provided necessary off-street parking to avoid street congestion and will provide a much improved lot that is currently vacant and too large or with access limitations to justify the construction of a single-family home and limit opportunity to increase the tax-base population in the neighborhood and Columbus. Additionally, the Owner request a variance to Section 3332.21 to allow reduction in setback on Rich Street from 25'-0" to 10'-0" as noted on the site plan.

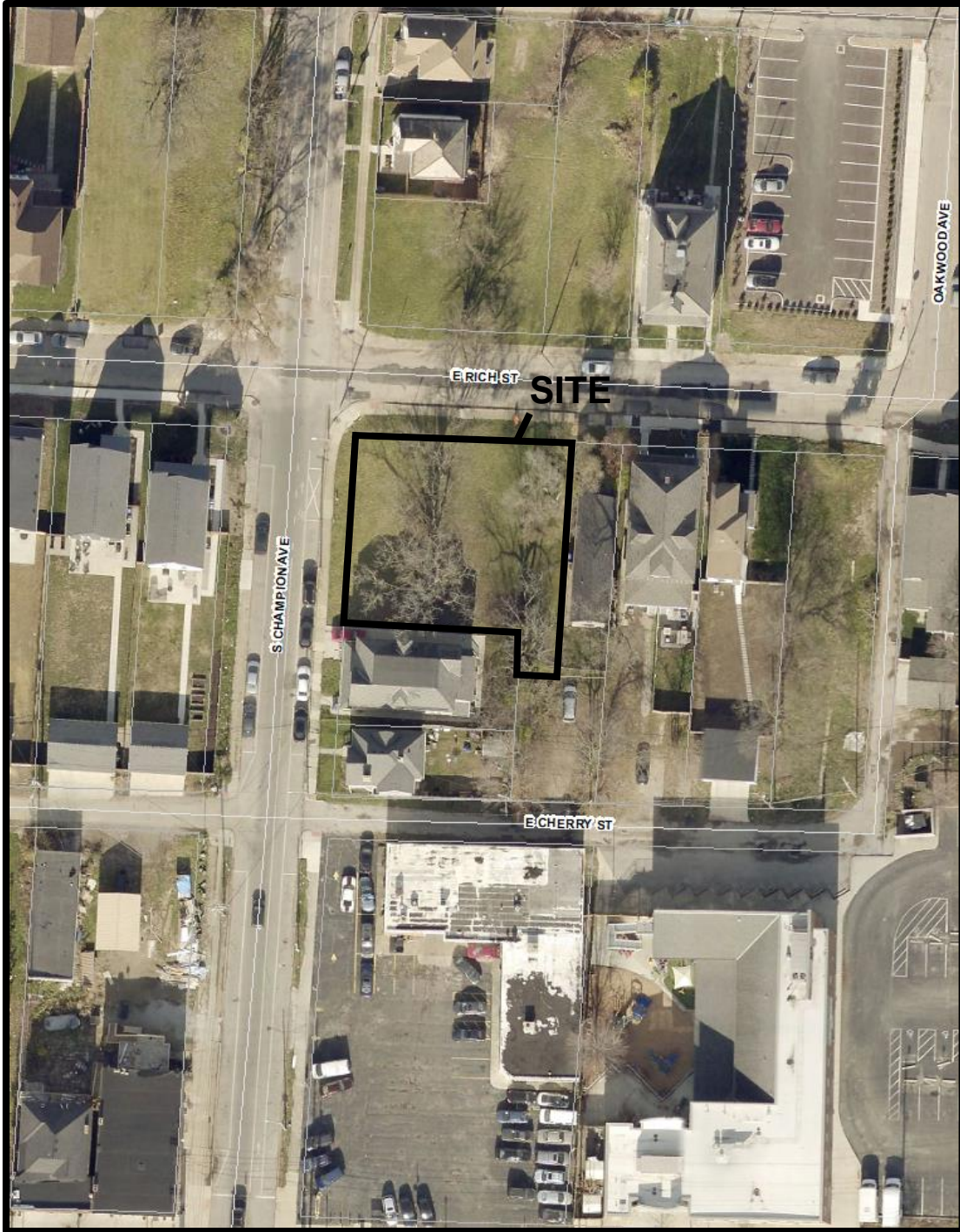
**Signature of Applicant** Jeffrey Steele

Digitally signed by Jeffrey Steele  
Date: 2022.09.28 07:59:34 -04'00'

**Date** 09/28/2022



CV22-061  
1129 E. Rich St.  
Approximately 0.21 Acres



CV22-061  
1129 E. Rich St.  
Approximately 0.21 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 CV 22-061

Address 1129 E. R. St

Group Name Near East Area Commission

Meeting Date 9/8/2022

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:**

NEAC supports not setting the building on Rich St back 25 feet, instead of 10 foot setback to align with other buildings on Rich St.

NEAC also supports/requests that builder brings color and material selection back to Planning for review and input.

Vote 10-0-3

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

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-061

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) Daniel Mayer  
of (COMPLETE ADDRESS) PO Box 12802, Columbus, Ohio 43212

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. Misty Linn 1369 Fair Avenue, Columbus, OH 43205 0 Employees; Individual Owner</p>	<p>2. Jeffrey Steele 2320 Red Oak Street, Lewis Center, OH 43035 0 Employees; Individual Owner</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 27 day of June, in the year 2022

[Signature]  
SIGNATURE OF NOTARY PUBLIC

02-25-2024  
My Commission Expires

Notary Seal Here



JOHN COLOSIMO  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
02-25-2024

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