

SITE STUDY 1" = 100'



COLUMBUS ZONING: R-2F

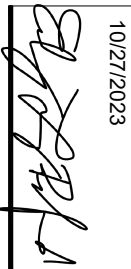
- VARIANCES REQUESTED:**
- SECTION 3333.22 (A)
  - SECTION 3333.22 (B)
  - SECTION 3333.22 (C)
  - SECTION 3333.22 (D)

1. THE FIRST TO BE AWAY FROM THE HOUSE.
2. THE FIRST TO BE AWAY FROM THE HOUSE.
3. THE FIRST TO BE AWAY FROM THE HOUSE.
4. THE FIRST TO BE AWAY FROM THE HOUSE.

THE SITE STUDY IN EACH REGULARLY REQUESTED CASE, THE SITE STUDY SHALL NOT BE USED FOR ANY FRONT OR SIDE VARIANCE CALCULATIONS. THE LAYOUT, FLOOR LEVEL, SITE DRAINAGE, STRUCTURE SHALL BE COMPLETED BY A LICENSED SURVEYOR OR ENGINEER ON GENERAL CONTRACT.

REAR YARD CALCULATIONS: PORCH HOUSE (NOT ADU) MINIMUM REAR YARD = 24'x18' 6" = 432 S.F. TOTAL REAR YARD SQUARE FOOTAGE = 397.54 S.F. REAR YARD = 2526 REAR YARD REQUIREMENT + DOES NOT COMPLY

TREES TO BE PROVIDED ON SITE THAT MEETS THE SIZE FROM SOUTH MAIN LOCATION DETERMINED AT THE TIME THE DISPOSITION IS FINALIZED.

10/27/2023  


#	DATE	ISSUED WITH CHANGE DESCRIPTION

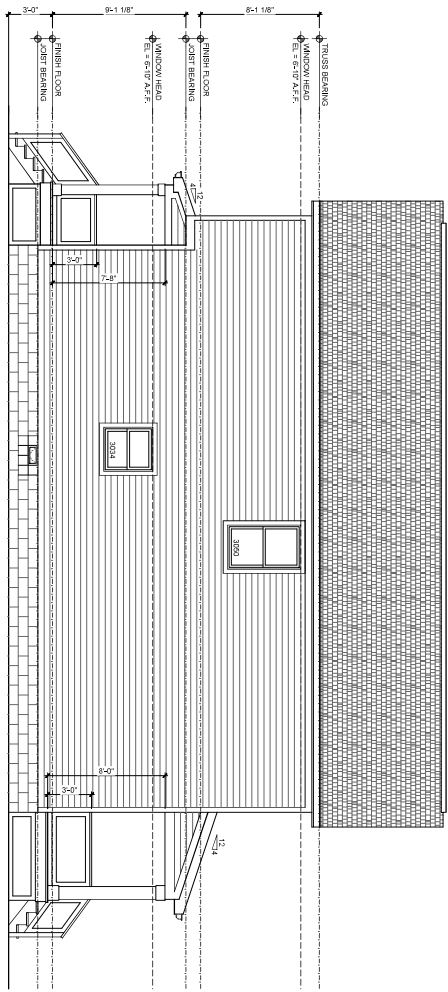
1017 STUDER AVE  
 COLUMBUS, OHIO 43206  
 NEW HOUSE & ADU  
 PREPARED FOR:

**Healthy Homes**  
 A HEALTHY/NEIGHBORHOODS HEALTHY FAMILIES INITIATIVE

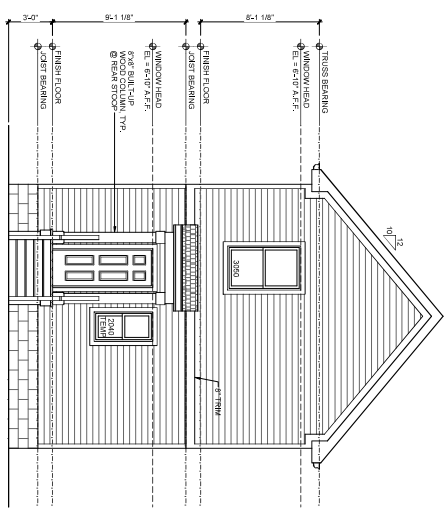


**SBA**  
 ARCHITECTURAL DESIGN  
 STUDIO  
 414.642.7761 WWW.SBA414STUDIO.COM

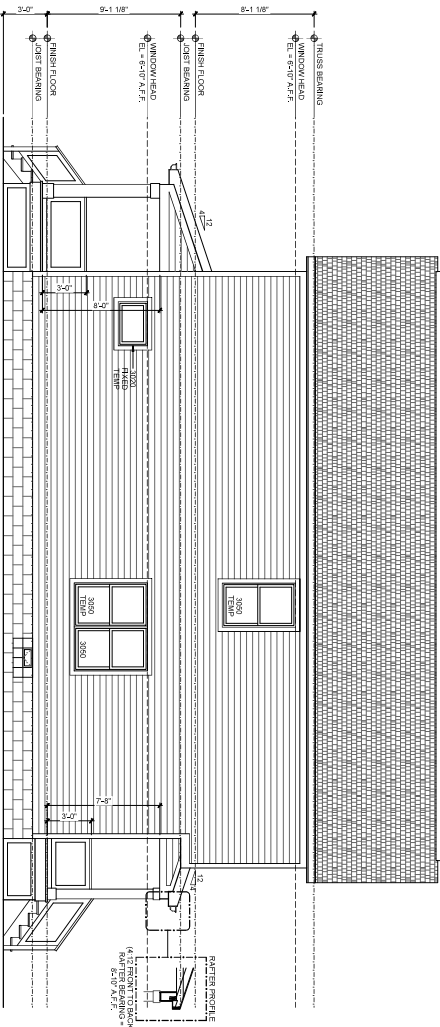
SCALE: 1" = 100'
SHEET DESCRIPTION:
SITE STUDY
A0-0
DATE: 10/26/2023
SITE STUDY
904 ATLANTIC AVENUE # 2023484



4 LEFT ELEVATION

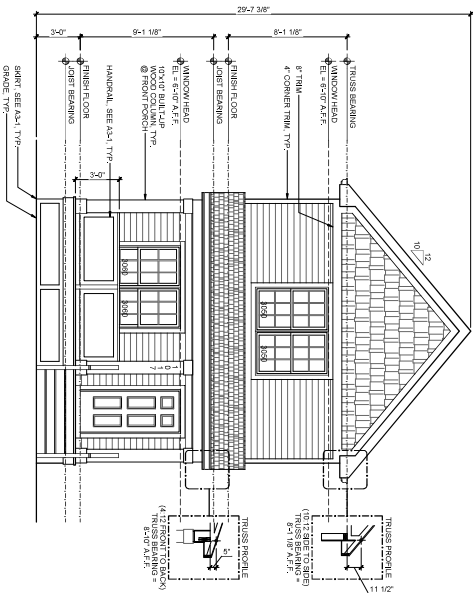


2 REAR ELEVATION



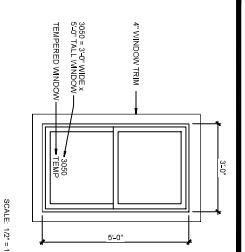
3 RIGHT ELEVATION

Final Building Elevations Received 11/02/2023 Sheet 2 of 3 CV23-104



1 FRONT ELEVATION

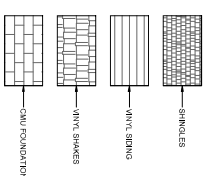
WINDOW LEGEND



11/12/2023

*Signature*

ELEVATION MATERIAL LEGEND



#	DATE	ISSUED WITH CHANGE DESCRIPTION

1017 STUDER AVE  
NEW CONSTRUCTION - MAIN HOUSE  
COLUMBUS, OH 43206  
MATERIALS ON: \_\_\_\_\_

Healthy Homes

ALTERNATIVE INSURANCE/INSURANCE HEALTHY FINANCE/INFINTE



414.662.7761 WWW.SBASTUDIOS.COM

SCOTT D. BAKER ARCHITECT

14854

SCOTT & BAKER LICENSE # 14854

DATE: 06.13.2023

SCALE: 1/8" = 1'-0"

SHEET # DESCRIPTION

EXTERIOR ELEVATIONS

A2-1

CONSTRUCTION COMMENTS

8/20/2023

8/20/2023

8/20/2023

8/20/2023

8/20/2023

8/20/2023

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8/20/2023

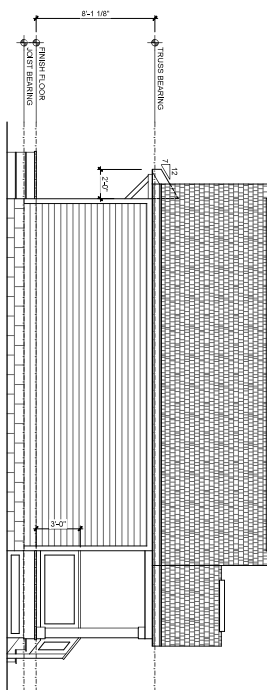
8/20/2023

8/20/2023

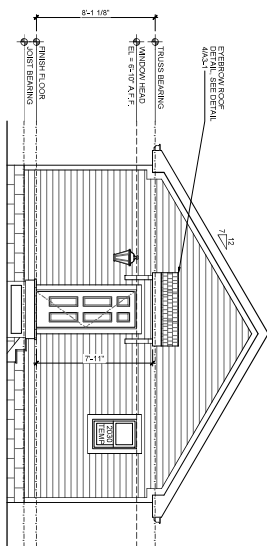
8/20/2023

8/20/2023

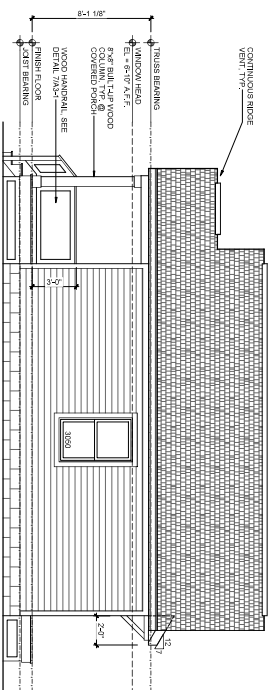
8/20/2023



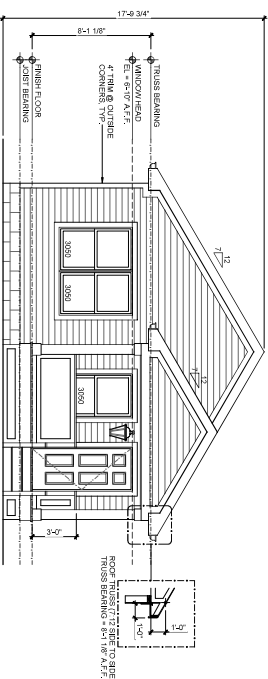
4 LEFT SIDE ELEVATION



2 REAR ELEVATION



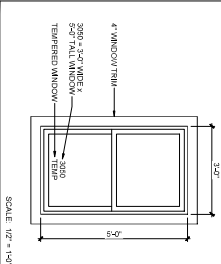
3 RIGHT SIDE ELEVATION



1 FRONT ELEVATION

Final Building Elevations Received 11/02/2023 Sheet 3 of 3 CV23-104

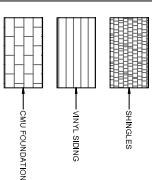
WINDOW TRIM DETAIL



11/12/2023

*Signature*

ELEVATION MATERIAL LEGEND



# DATE REVISION CHANGE DESCRIPTION

1017 STUDDER AVE  
COLUMBUS, OHIO 43206  
NEW HOUSE & ADU  
PREPARED FOR:  
**Healthy Homes**  
A HEALTHY HENRICH-KOCH'S HEALTHY HOMES INITIATIVE



STATE OF OHIO ARCHITECTURAL BOARD  
SCOTT D. BAKER  
14854  
DATE: 04/11/2023  
TIME: 10:57 AM  
SCALE: 1/4" = 1'-0"  
SHEET # 3 OF 3 (TOTAL)  
EXTERIOR ELEVATIONS  
**A2-1**

SCOTT & BAKER LICENSE # 14854  
SCOTT BAKER LICENSE # 14854  
SCOTT & BAKER ARCHITECTURAL DESIGN  
1000 ATLANTIC BLVD # 2020204

# Healthy Homes

## Statement in Support of Variance(s)

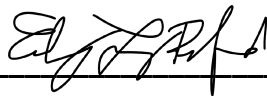
The site is in the Livingston Avenue Area on the corner of Studer Avenue and E Kossuth St just West of Lockbourne Rd. The parcel is zoned Z05-021 Residential (R2F,) as are many of the surrounding properties. The applicant proposes to build two one-unit dwellings (one single-family home and one accessory dwelling unit) on this lot, and will offer two off-street parking spaces with parking accessed from the back alley.

The proposed one-unit dwellings were 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:

- 3332.037 R-2F, Residential District, requires a separate lot for each principal use, variance is needed to put 2 1-unit dwellings on the same lot
- R-2F district. 3332.14, R-2F area district requirements, requires each single-unit dwelling to have a lot of no less than 6,000 square feet; and only a portion of a skinning lot like this can count toward density per 3332.18C, so only 2732q' can count toward the lot area requirement
- Lot Width 3332.05(A)(4): 50-foot wide lot is required, whereas the existing lot width is 30.18'
- Rear Yard: The rear yard needs to account for at least 25% of the lot, 3332.27; whereas 0% is proposed for the ADU
- 3312.49 Off-street parking spaces: 2 off-street parking spaces are required per dwelling, for a total of 4 spaces, whereas a total of 2 parking spaces are proposed

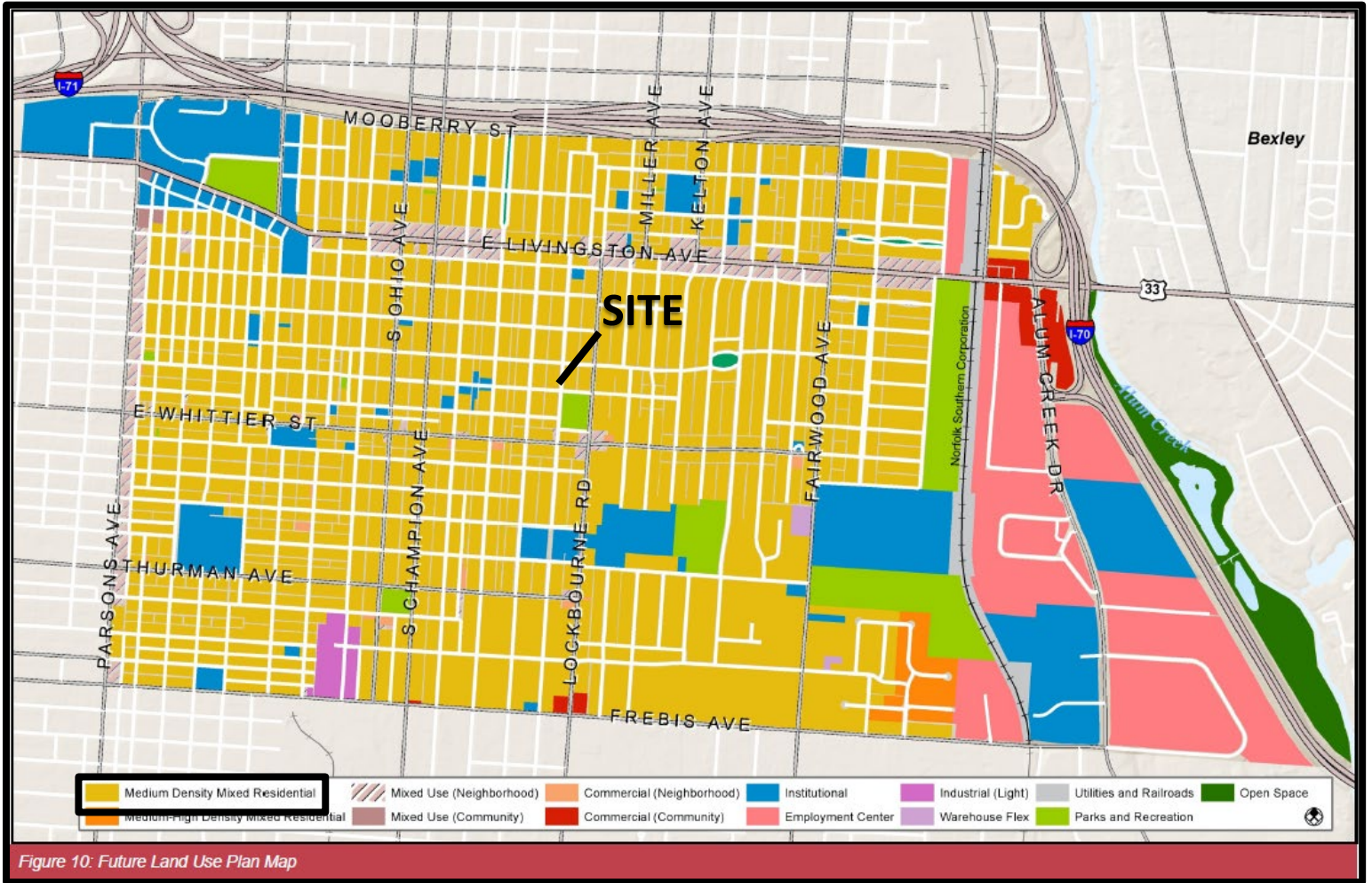
Signature of Applicant \_\_\_\_\_



Date 11/2/2023



CV23-104  
1017 Studer Ave.  
Approximately 0.10 acres



CV23-104  
1017 Studer Ave.  
Approximately 0.10 acres



CV23-104  
1017 Studer Ave.  
Approximately 0.10 acres

# Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

Case Number CV23-104  
Address 1017 Studer Ave.  
Group Name Livingston Avenue Area Commission  
Meeting Date 10/17/23

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

Recommendation (Check only one)  
 Approval  
 Disapproval

OCT 23 2023

**LIST BASIS FOR RECOMMENDATION:**

Vote Approval - 8  
Disapproval - 0  
Absent - 1  
Signature of Authorized Representative Mpil  
Recommending Group Title President  
Daytime Phone Number (614) 580-8365

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 #: CV 23 - 104

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)

<p>1. Emily Long Rayfield - Healthy Homes PO Box 77499, Columbus, OH 43207</p>	<p>2. Hope Paxson - COCIC 845 Parsons Ave, 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 20 day of August, in the year 2023

SIGNATURE OF NOTARY PUBLIC [Signature]

7-23-2020 Notary Seal Here  
My Commission Expires



**Guadalupe Alvarez**  
Notary Public, State of Ohio  
My Commission Expires 07-23-2028

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