

Final Site Plan 1410 FAIR AVE

Conkayulmae 6/15/21

ZONING DEVELOPMENT INFORMATION

ZONING DESIGNATION: RESIDENTIAL R-3
 TOTAL LAND AREA: 24 ACRES
 FLOOR: 1
 OU: 1

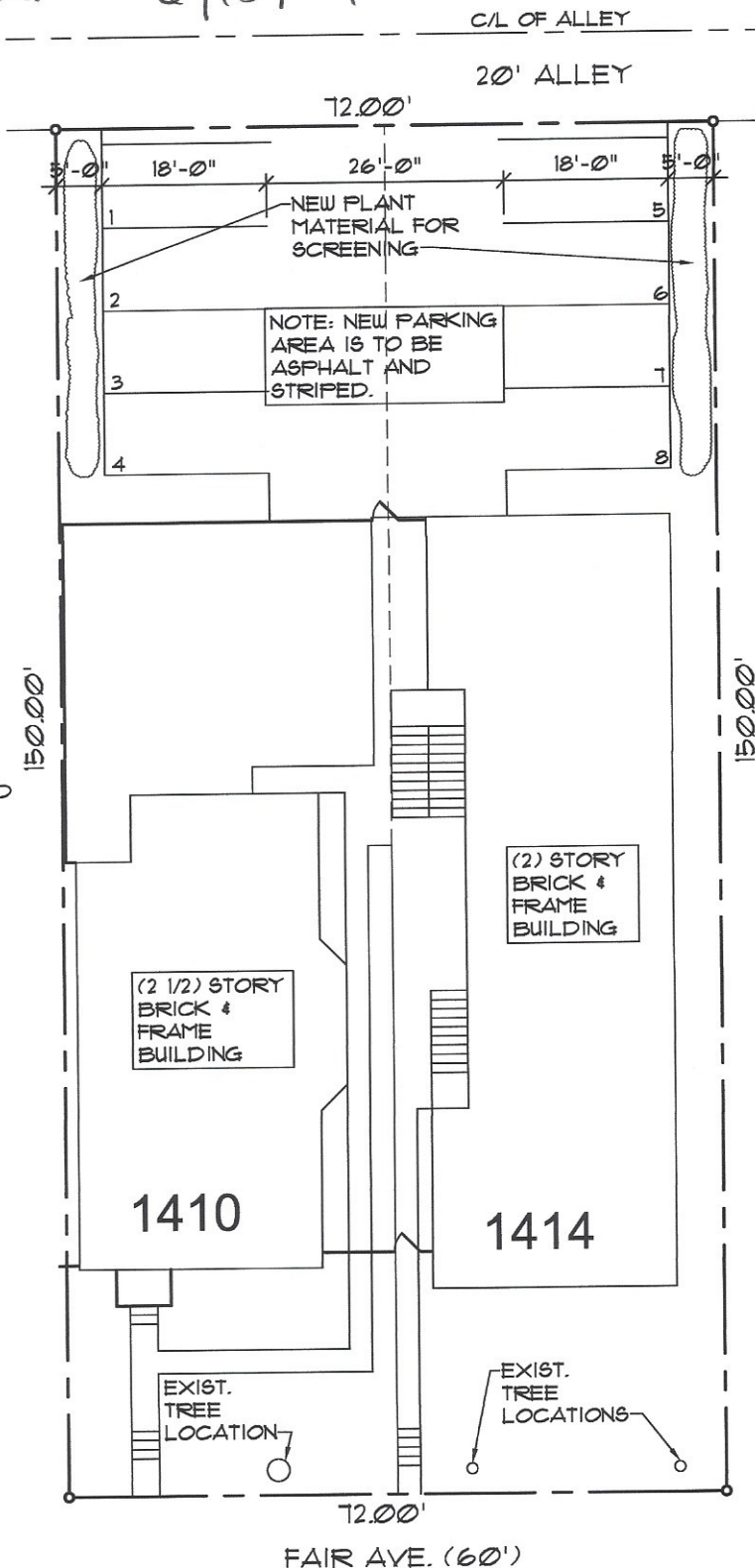
PARKING

AUTO PARKING:
 CODE REQUIRED:
 1410: (6) SPACES
 1414: (12) SPACES
 TOTAL: 18 SPACES

TOTAL PROPOSED SPACES:
 1410: (3) SPACES
 1414: (5) SPACES
 TOTAL: 8 SPACES

VARIANCE INFORMATION

- 3332.035: R-3 RESIDENTIAL DISTRICT
- 3312.21(BX3): LANDSCAPE AND SCREENING
- 3332.49: MINIMUM NUMBERS OF PARKING SPACES REQUIRED
- 3332.25: MAXIMUM SIDE YARDS REQUIRED
- 3332.26(F): MINIMUM SIDE YARD REQUIRED



PARKING PLAN

SCALE: 1/16" = 1'-0"



3 JUNE 2021

A SITE PLAN FOR:
ELM TREE PROPERTIES LLC
 1410 -1414 FAIR AVENUE
 COLUMBUS, OHIO 43205

browne group architects
 3400 mason road
 canal winchester, ohio 43110
 614-486-7145



CV21-043

Statement of Hardship

1410 Fair Avenue
 1414 Fair Avenue
 Columbus, OH 43205

This .24 acre site is a double lot located in the Franklin Park Area. In its existing use, there are 2 buildings on one parcel (but two average sized lots), an 8-unit apartment building and a 2-family dwelling. The 8-unit building is existing but has been rendered non-compliance due to the area down zoning and code changes since 1967. All 8 units have only 1 bedroom each. Applicant requests variances for the 8-unit building in order to continue to renovate and improve the building. In addition, applicant desires to convert the 2-family dwelling into a three dwelling building, using the existing unfinished third floor for the third dwelling unit. This will require additional variances.

Applicant has a hardship with compliance with current zoning district uses and development standards due to the area rezoning, combination of lots, and code changes. There is no zoning district to which the property could be rezoned to conform the use and site development without also needing variances.

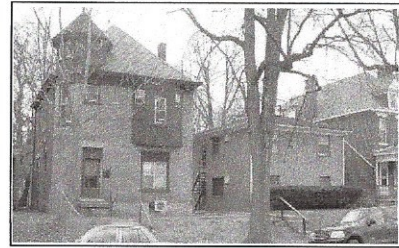
The granting of these variances will not be injurious to the neighboring properties and will not be contrary to the public interest nor the intent of the zoning code. Because we are not changing the footprint of the building, the supply of light and air to the adjacent properties remains unchanged. Importantly, we are only adding 1 unit to the property, along with continued renovation and beautification of the property, which will only increase the appeal of the property and neighborhood. We hope this small but important step will aid in Columbus's very serious housing shortage problem.

Applicant requests variances from the following sections of the Columbus Zoning Code:

1. **Section 3332.035**: R-3 residential district: to permit an 8-unit apartment building and a 3-family dwelling, as depicted on the Survey.
2. **Section 3312.21(B)(3)**, Landscaping and screening, to eliminate the screening for the parking lot
3. **Section 3312.49**, Minimum numbers of parking spaces required, to reduce parking from 18 (6 spots for 3 unit building and 12 spots for 8 unit) to 8 spaces. In its current condition, there is a gravel area in the back used for parking with only 8 spaces. It is not organized or defined. Our plan is to provide a site improvement with a cleaner, well-defined asphalt parking area. The property will be much improved with a nicer parking lot, and the 1 additional unit will not be a hardship on the parking in its current condition.
4. **Section 3332.25**, Maximum side yards required, to reduce the required total side yard from 20 percent of the lot width (14.4 feet) to 6.4 feet.
5. **Section 3332.26(F)**: Minimum side yard permitted: In R-3 districts the side yard must be 1/6 of the height of a two-1/2 story dwelling, or 5.83 feet for a 35-foot tall dwelling. The minimum side yard on the west side of the parcel of the current 2-unit dwelling is 1.4 feet.

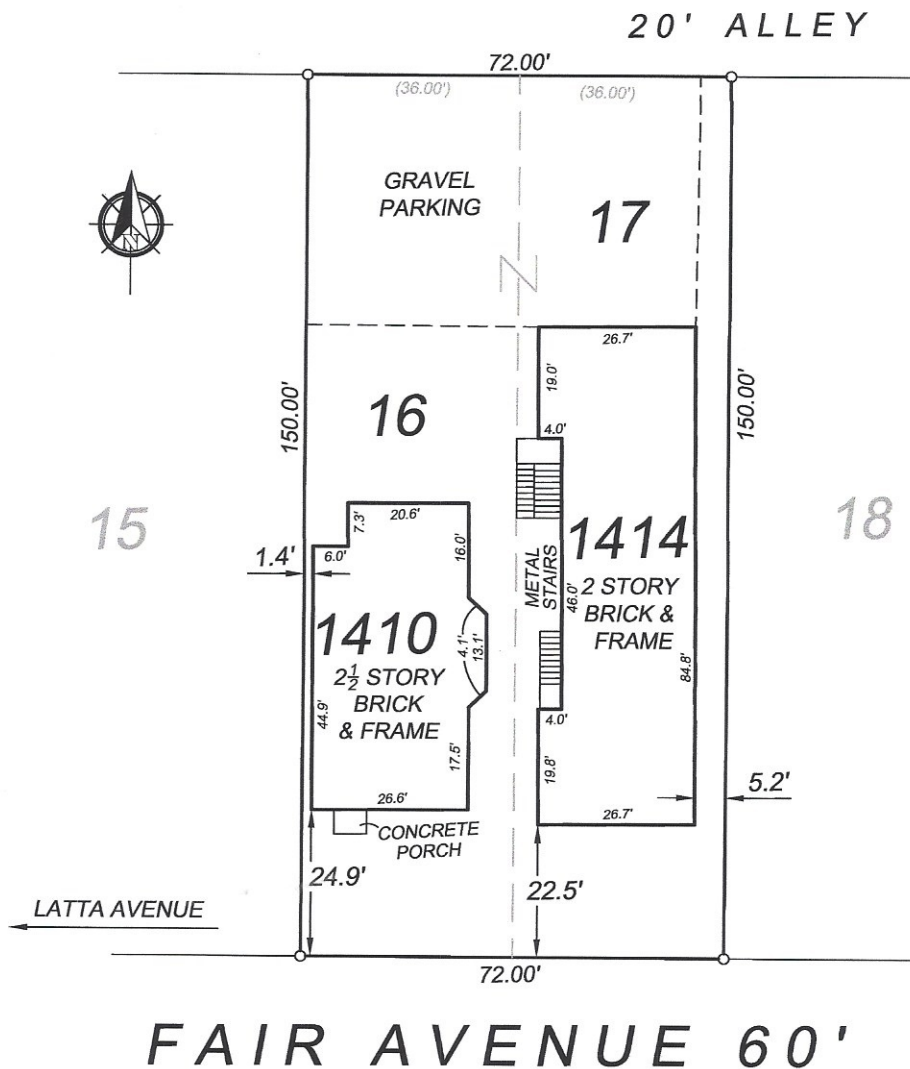
Oruka Mulmore
 6/15/21

HOY LAND SURVEYING
 1767 McCorkle Blvd #1767
 Westerville, Ohio 43086
 Phone: 614-679-1186



JOB NUMBER #: 6686-2020 S DATE OF DRAWING 12-02-20

CERTIFIED TO GREAT AMERICAN TITLE AGENCY
 LENDER PREMIER BANK BUYER ELM TREE PROPERTIES, LLC.
 LEGAL DESC. LOTS 16 & 17 ~ MADISON PARK ADDITION P.B. 4 PG. 304
 CITY/TWP. COLUMBUS COUNTY FRANKLIN DRN. SAS CK. SJH DRAWING SCALE 1" = 25'
 FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0329K MAP DATE 06-17-08



ENCROACHMENT INFORMATION
NONE NOTED

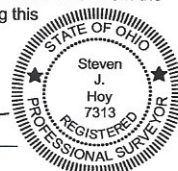
I / WE HAVE RECEIVED A COPY OF THIS SURVEY
 AND FIND THE CONDITIONS ACCEPTABLE.

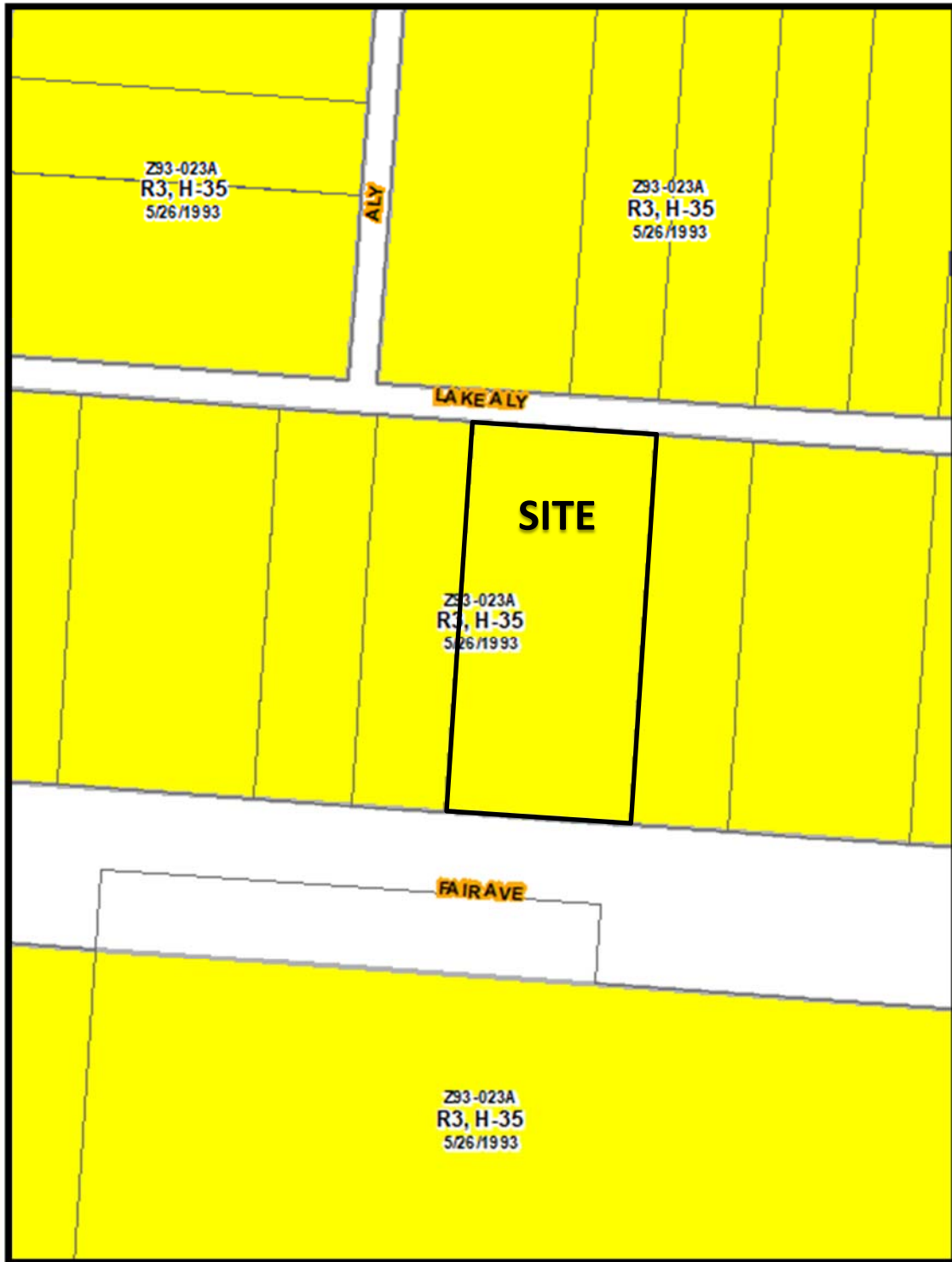
BUYER / OWNER

BUYER / OWNER

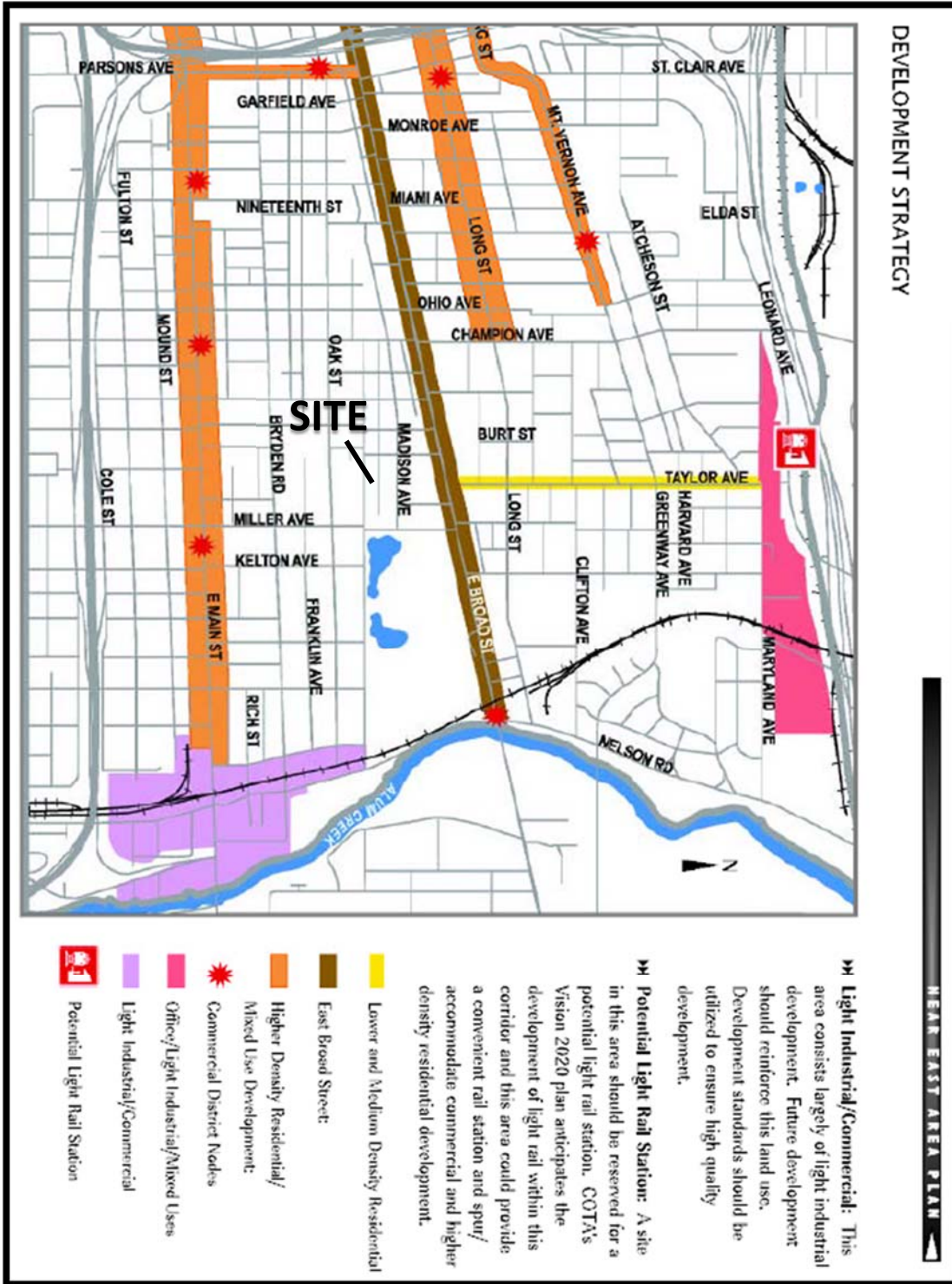
We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

By





CV21-043
1410 & 1414 Fair Avenue
Approximately 0.24 acres



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 Approximately 0.24 acres



CV21-043
1410 & 1414 Fair Avenue
Approximately 0.24 acres

From: Kathleen Bailey <kathleendbailey@hotmail.com>

Date: Tuesday, June 15, 2021 at 2:30 PM

To: Erika Gilmore <erika_gilmore@hotmail.com>

Cc: "Ovalle, Jesus D." <JDOvalle@columbus.gov>

Subject: Re: Finalized recommendation

Hello Erika,

Not sure what is happening with the form but let me use this email to report that the Near East Area Commission (NEAC) voted to approve CV21-043 (9-3-0) for the expansion of third floor living space. The vote took place at the June 10, 2021 NEAC General Business meeting.

Please let me know should you need anything else.

Thank you.

Kathleen Bailey
NEAC Chair
614-582-3053

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-043

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) Erika Gilmore
of (COMPLETE ADDRESS) 12 Highgrove, New Albany, OH 43054
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. <u>Elm Tree Properties, LLC</u> <u>12 Highgrove, New Albany, OH 43054</u> <u>0 Employees</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Erika Gilmore

Sworn to before me and signed in my presence this 12th day of April, in the year 2021

[Signature]
SIGNATURE OF NOTARY PUBLIC

08/30/2025
My Commission Expires

Notary Seal Here



ADAM BOCKHOLD
Notary Public, State of Ohio
My Comm. Expires Aug. 30, 2025

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