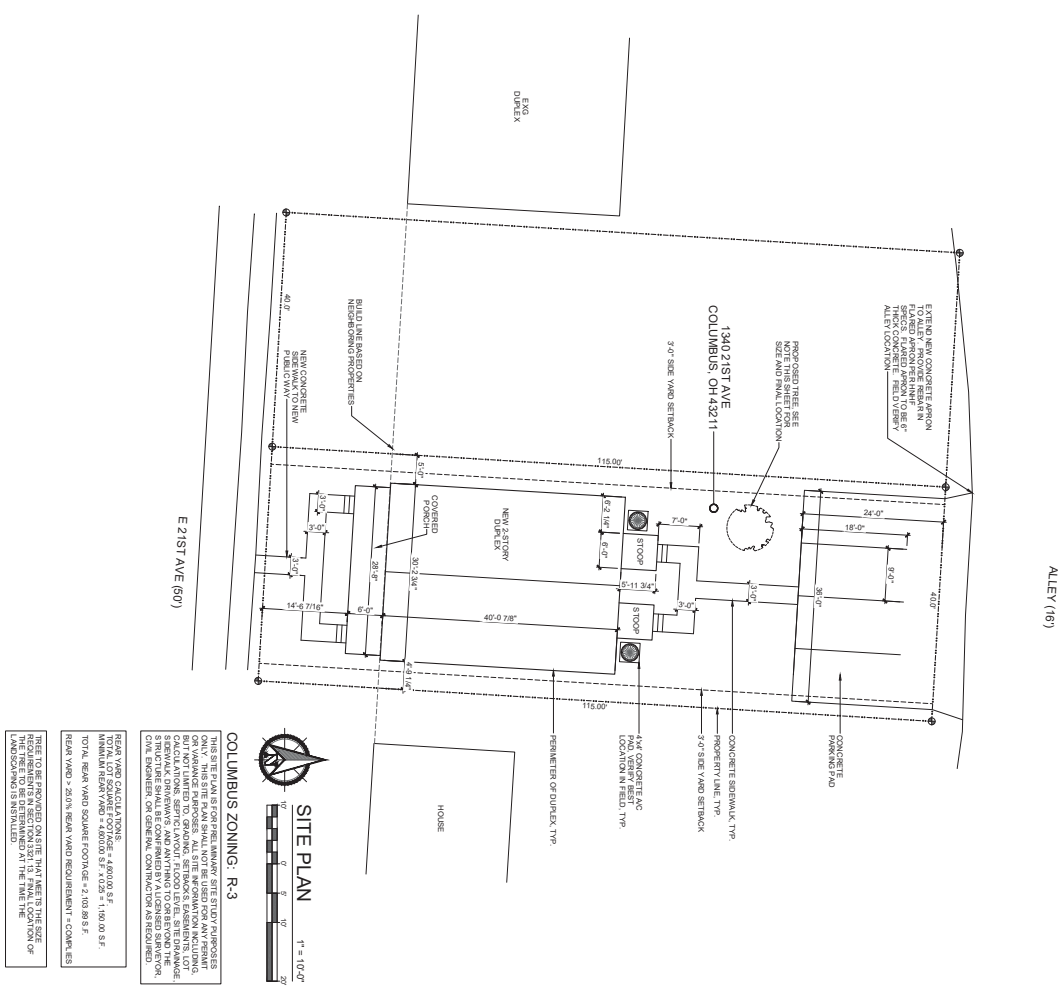


1 ARCHITECTURAL SITE STUDY



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, SETBACKS, EXISTING LOT SEPARATION, DRIVEWAYS, AND ANYTHING TO OR FROM THE STRUCTURE SHALL BE CONFIRMED BY A LICENSED SURVEYOR AND A LICENSED ENGINEER. CONSULT WITH A PROFESSIONAL ENGINEER FOR SETBACKS, DRIVEWAYS, AND ANYTHING TO OR FROM THE STRUCTURE.

REAR YARD CALCULATIONS:
 TOTAL LOT SQUARE FOOTAGE = 6,000 S.F.
 TOTAL REAR YARD SQUARE FOOTAGE = 2,500 S.F.
 REAR YARD > 25% REAR YARD REQUIREMENT - COMPLIES

THREE TO BE PROVIDED ON SITE THAT MEETS THE SIZE REQUIREMENTS IN SECTION 1521.11 FINAL LOCATION OF LANDSCAPING IS INSTALLED



05-16-2023

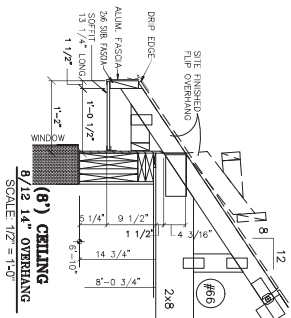
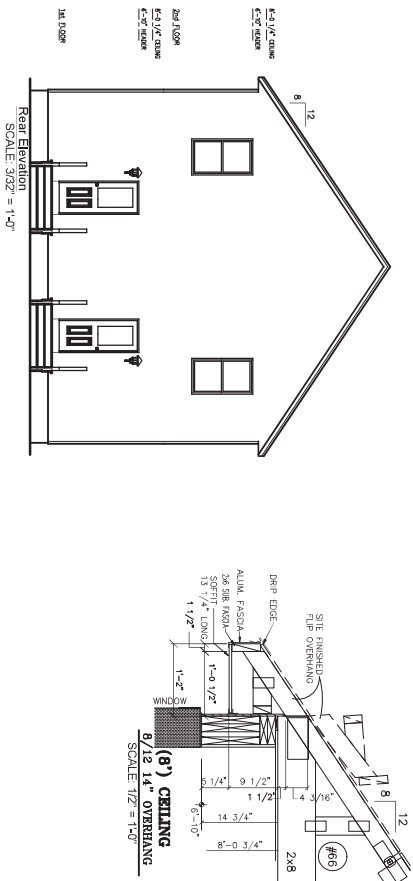
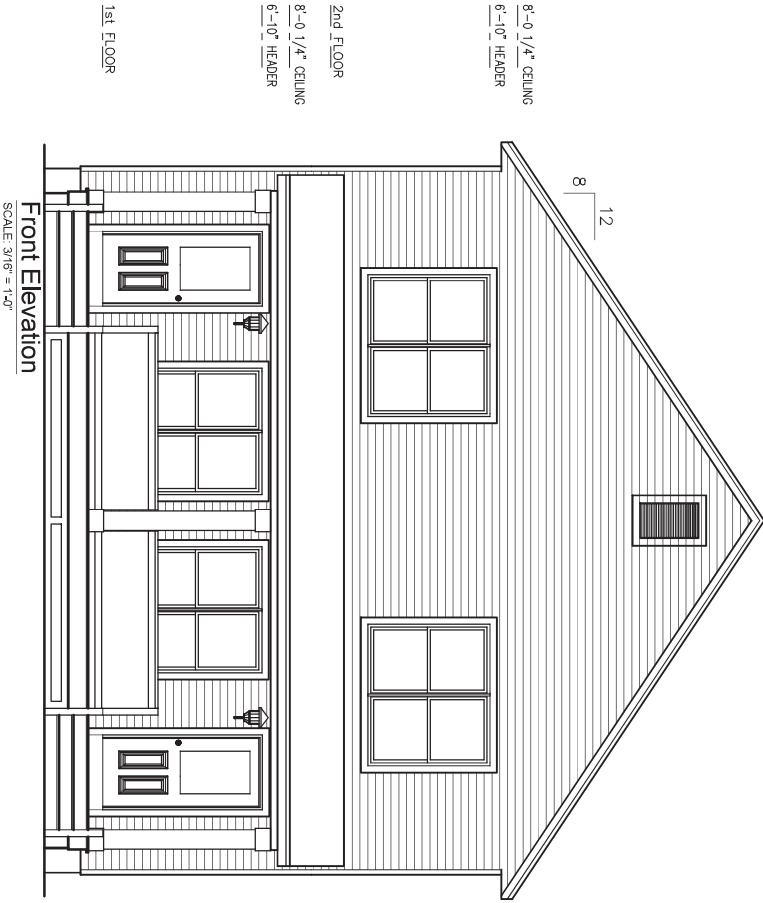
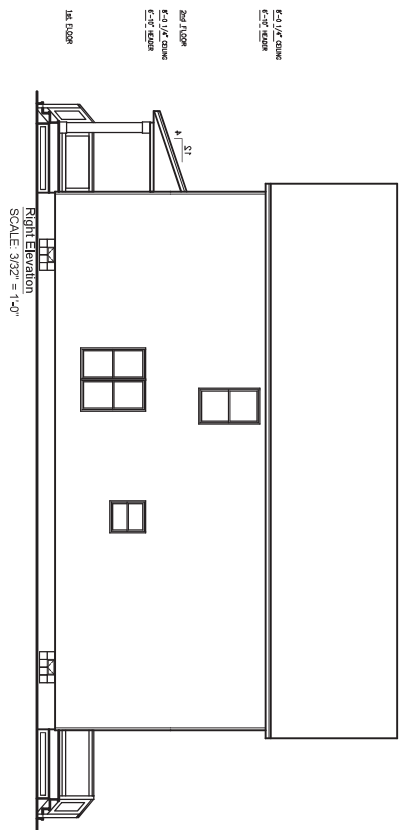
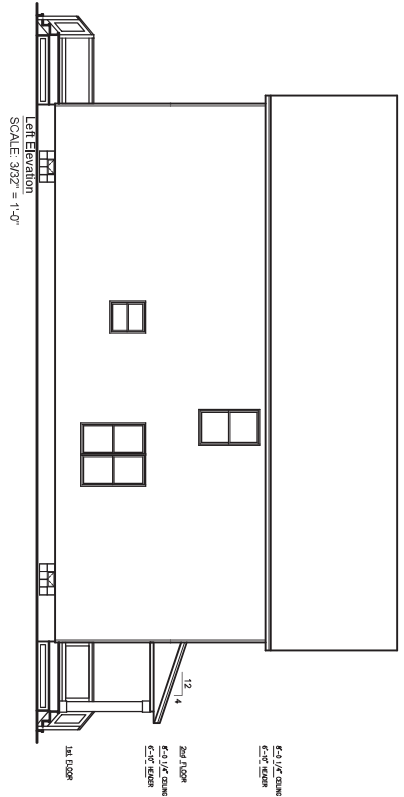
[Signature]

DATE: 05-16-2023
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

1340 E 21ST AVE
 COLUMBUS, OHIO 43211
 NEW DUPLEX
 PREPARED FOR:
Healthy Homes
 A HEALTHY NEIGHBORHOODS - HEALTHY HOMES INITIATIVE

SCOTT D. BAKER, LICENSE # 14854
 ARCHITECTURAL SITE STUDY
 612.822.7781 WWW.SBA-ARCHITECTS.COM

SCALE: 1" = 10'-0"
 SHEET DESCRIPTION:
 SITE STUDY
A0-0
 DATE: 05/23/2023
 ARCHITECTURAL SITE STUDY
 612.822.7781 WWW.SBA-ARCHITECTS.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



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 Emily Joy Bayfield Date 11/14/22

Healthy Homes

Statement in Support of Variance(s)

The site is located on 21st Avenue just East of Cleveland 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) unit dwelling (duplex) and will provide four surface parking spaces at the rear of the lot with parking accessed from the back alley, as depicted on the submitted site plan. 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:

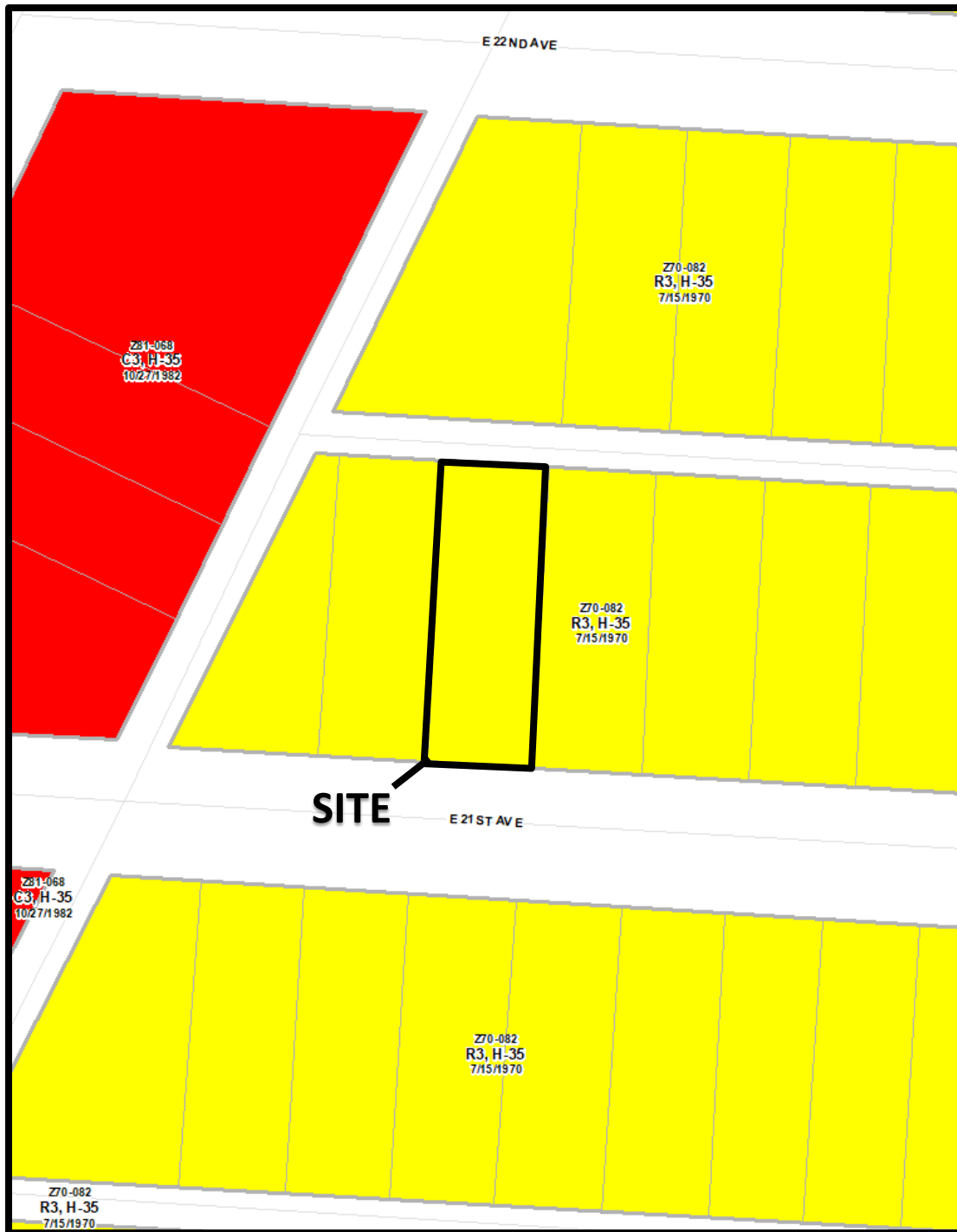
1. **Section 3332.035:** R-3 Residential District, to permit a 2-unit dwelling building as depicted on the site plan.
2. **Section 3332.05:** Area District Lot Width Requirements, to reduce the lot width from 50 feet to 40 feet (*existing*).
3. **Section 3332.13:** R-3 area district requirements, existing lot is 4600 sq ft., which is less than the 5,000 sq. ft. requirement.

Signature of Applicant



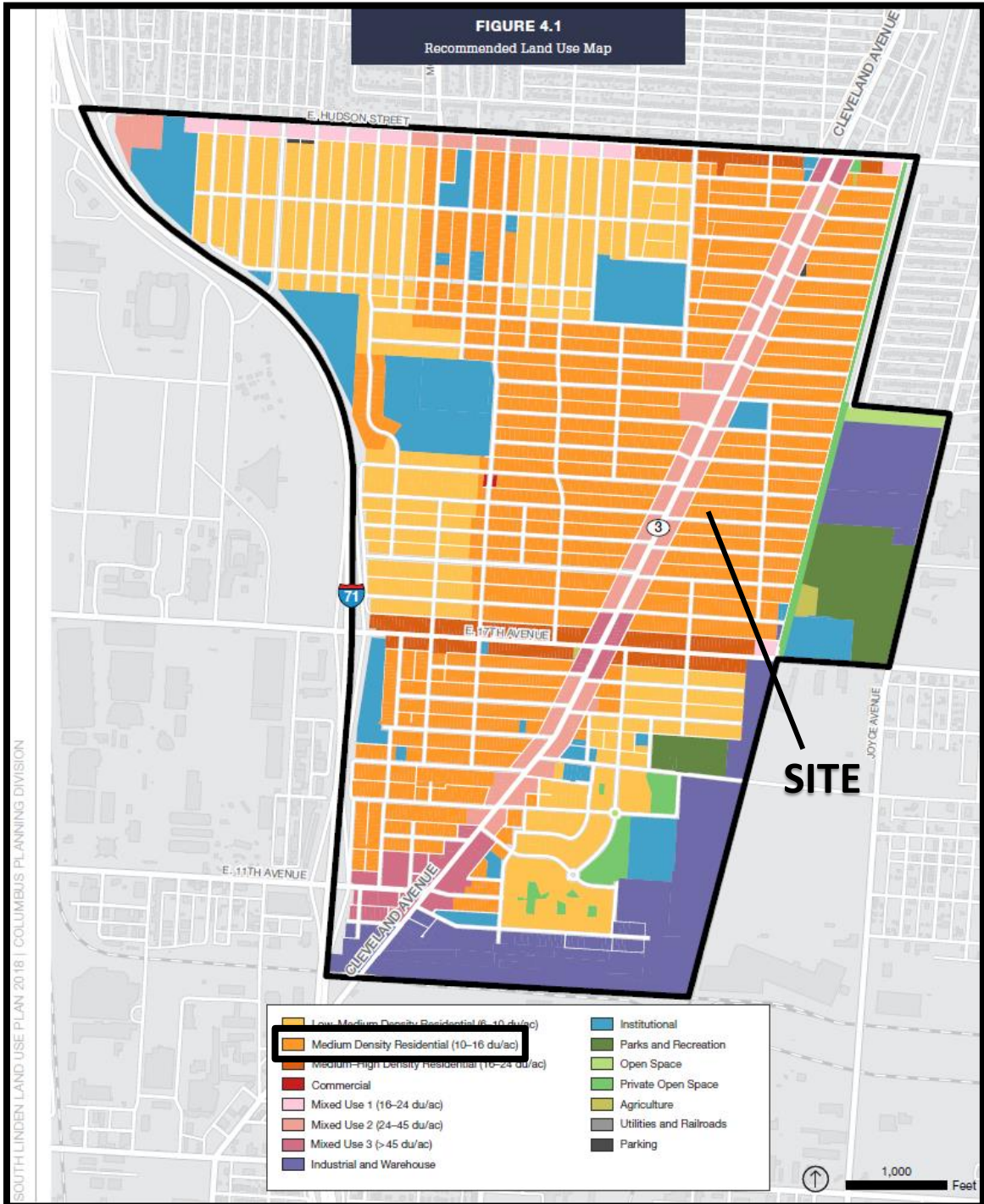
Date



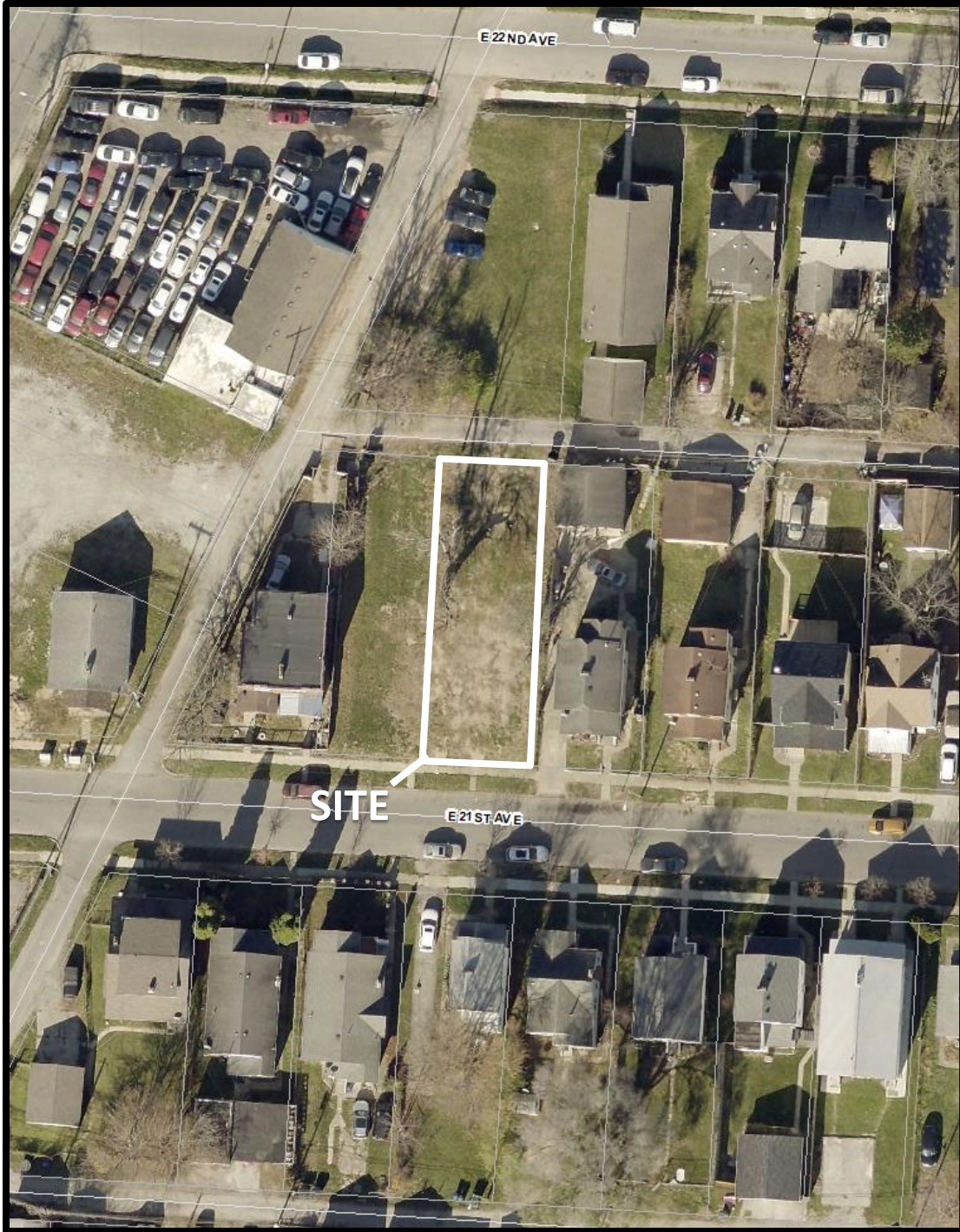


CV22-133
1340 21st Ave.
Approximately 0.11 acres

South Linden Land Use Plan (2018)



CV22-133
1340 21st Ave.
Approximately 0.11 acres



CV22-133
1340 21st Ave.
Approximately 0.11 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 CV22-133

Address 1341 21ST AVENUE 1340-1342 21st Ave

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

LIST BASIS FOR RECOMMENDATION:

- 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.
- 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.
- 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	In FAVOR;	Abstention(s);	Opposition(s)
<input checked="" type="checkbox"/> Duckworth	<input checked="" type="checkbox"/> Jamison	<input checked="" type="checkbox"/> Jamison	<input type="checkbox"/> T. Wade <u>Abstain</u>	<input type="checkbox"/> T. Wade <u>Abstain</u>
<input type="checkbox"/> Erkins <u>Absent</u>	<input type="checkbox"/> Redman <u>Abstain</u>	<input type="checkbox"/> Redman <u>Abstain</u>	<input checked="" type="checkbox"/> P. Williams	<input checked="" type="checkbox"/> P. Williams
<input checked="" type="checkbox"/> Ferguson	<input checked="" type="checkbox"/> K. Wade	<input checked="" type="checkbox"/> K. Wade	<input checked="" type="checkbox"/> S. N. Williams	<input checked="" type="checkbox"/> S. N. Williams

Vote 6:2:0

Signature of Authorized Representative Peggy D. 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

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-133

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 November, in the year 2022

Lydia Prenger
SIGNATURE OF NOTARY PUBLIC

01/31/2023
My Commission Expires

Notary Seal Here



LYDIA PRENGER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 1/31/2023

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