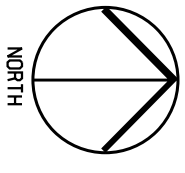
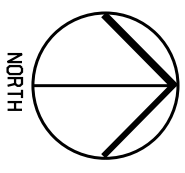




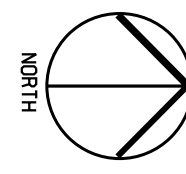
THIRD FLOOR PLAN  
SCALE: 1" = 10'-0"



SECOND FLOOR PLAN  
SCALE: 1" = 10'-0"



VICINITY PLAN  
NTS



PARCEL NUMBERS 0100285684 / 010006653 / 010021728  
 ZONED R2F  
 PROPOSED REZONING TO AR-1  
 EAST LONG STREET COMMERCIAL OVERLAY  
 NEAR EAST AREA COMMISSION

LOT AREA 8434.75 SF, 1 ACRE  
 AREA TO CENTER OF ALLEY = 9042.6 SF  
 BUILDING PORCH FOOTPRINT 4233 SF  
 REAR YARD PROVIDED 2702 SF OR 32% (REQUIRED IS 25%)  
 6 RESIDENTIAL UNITS ARE PROPOSED.  
 1200 SF DWELLING UNIT PROVIDED  
 1507 SF DWELLING UNIT PROVIDED BASED ON AREA TO CENTERLINE OF ALLEY

PARKING CALCULATIONS  
 REQUIRED PARKING 6 DWELLING UNITS X 1.5 UNIT = 9 SPACES  
 9 SPACES PROVIDED.

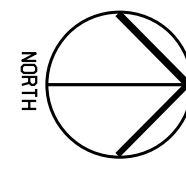
VARIANCES  
 3333.18 (E) BUILDING LINE TO ALLOW FOR A SETBACK OF 6'-1 1/2" IN LIEU OF THE REQUIRED 25'  
 3333.22 MAXIMUM SIDE YARD REQUIRED FOR SUM OF THE SIDE YARD TO BE 5'-3 1/2" IN LIEU OF THE REQUIRED 10'  
 3333.23 MINIMUM SIDE YARD PERMITTED TO ALLOW FOR THE SIDE YARD ON THE WEST PROPERTY LINE TO BE 3'-4" AND THE EAST PROPERTY LINE TO BE 1'-11 1/2" IN LIEU OF THE 5.83' REQUIRED.



CV19-053 Final Received 1/23/2020

*Just Rollout*

SITE PLAN  
SCALE: 1" = 10'-0"



LONG STREET

1/23/2020



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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 discovered after your application is approved, a new application 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):

Signature of Applicant

[Handwritten signature]

Date

5/14/19

CV19-053

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

Statement of Hardship

Long Street Condominiums.

These are very minor variances and will not modify the essential character of the neighborhood. This neighborhood is an eclectic mix of uses including churches, duplexes, single family condominium (including a carriage house directly north), retail with commercial above, office with an apartment over, retail with an apartment over, parking lots, and attached single family residential as we are proposing. All the current properties are zoned R2-F and only a few have use variances. So the existing R2-F is clearly not applicable for most of the properties. Rezoning this property to the AR-1 use allows it to be compliant with existing zoning code. We are not proposing any parking variances, so this proposal will have minimal impact to the neighborhood in terms of parking. There are no curb cuts proposed to Long street and all access is from the existing alley.

Our proposed setbacks are similar to that which is prevalent in the neighborhood. The delivery of government services will not be impacted by this proposal. The owner purchased this property aware that zoning variances would be required, but also with the knowledge that similar projects exist in the neighborhood.

CV19-053

PARCEL NUMBERS 010028564/ 010006653 /010021728

ZONED R2F

PROPOSED REZONING TO AR-1

EAST LONG STREET COMMERCIAL OVERLAY (NOT APPLICABLE FOR RESIDENTIAL DEVELOPMENT)

NEAR EAST AREA COMMISSION

LOT AREA 8434.75 SF/ .1 ACRE

AREA TO CENTER OF ALLEY = 9042.6 SF

BUILDING/PORCH FOOTPRINT 4233 SF.

REARYARD PROVIDED 2702 SF OR 32% (REQUIRED IS 25%)

6 RESIDENTIAL UNITS ARE PROPOSED.

1200 SF/DWELLING UNIT REQUIRED

1507.1 SF/DWELLING UNIT PROVIDED BASED ON AREA TO CENTERLINE OF ALLEY

PARKING CALCULATIONS

REQUIRED PARKING 6 DWELLING UNITS X 1.5/UNIT = 9 SPACES REQUIRED.

9 SPACES PROVIDED.

VARIANCES

3333.18 (E) BUILDING LINE

TO ALLOW FOR A SETBACK OF 6'-11" IN LIEU OF THE REQUIRED 25' (HALF DISTANCE OF ROW)

3333.22 MAXIMUM SIDE YARD REQUIRED

TO ALLOW FOR SUM OF THE SIDEYARD TO BE 5'-3" IN LIEU OF THE REQUIRED 16'

3333.23 MINIMUM SIDEYARD PERMITTED

TO ALLOW FOR THE SIDE YARD ON THE WEST PROPERTY LINE TO BE

3'-4" AND THE EAST PROPERTY LINE TO BE 1'-11 ½" IN LIEU OF THE 5.83' REQUIRED.



CV19-053  
1010 East Long Street  
Approximately 0.19 acres



CV19-053  
1010 East Long Street  
Approximately 0.19 acres

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number: CV19-053

Address: 1010 E. Long

Group Name: Near East Area Commission

Meeting Date: 11/14/2019

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

- Recommendation:  
(Check only one and list basis for recommendation below)
- Approval
  - Disapproval

**NOTES:**  
Curbside now open fence on west side instead of closed wooden fence.

Vote: 10-0-0

Signature of Authorized Representative: Kathleen D. Paul  
SIGNATURE

CHAIR NEAR EAST AREA COMM  
RECOMMENDING GROUP TITLE

614-582-3053  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 \* www.columbus.gov \* zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV19-053

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Christina Souza
of (COMPLETE ADDRESS) 2800 W. St. Rd. 84 5 118 Fort Lauderdale, Florida
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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

Table with 2 columns and 2 rows. Row 1: 1. Hammer Out Homes Inc, 2000 W STATE RD, 84-5 118 Fort Lauderdale FL-33312 - (None), Christina Souza. Row 2: 2. (Empty). Row 3: 3. (Empty). Row 4: 4. (Empty).

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Christina K. Desève

Subscribed to me in my presence and before me this 17 day of December, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Jessmine Singh 7.20.20

My Commission Expires:



This Project Disclosure Statement expires six months after 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 all checks payable to the Columbus City Treasurer