

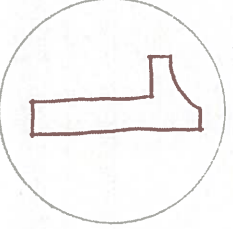
LOT COVERAGE
 LOT AREA - 9191.5 SQ FT
 2 BLDGS - 3192 SQ FT
 DECK + PORCHES - 946 SQ FT
 COVERAGE - 45%

PROJECT SUMMARY:
 1/8" = 1'-0"
 PROPOSED TWO THREE UNIT BUILDINGS
 LOT AREA (INC. HALF ALLEY) 9165.44 SQ FT
 REQUIRED LOT AREA 2500 SQ FT/UNIT
 PROVIDED LOT AREA 1609 SQ FT/UNIT
 REQUIRED SLIDE YARD 12.4 FT
 PROVIDED SLIDE YARD 10.0 FT
 REQUIRED REAR YARD 50%
 PROVIDED REAR YARD 39%
 PROVIDED PARKING 3
 PROVIDED 1 CAR/UNIT
 INCLUDE 1 HOV 5 SPACE

SITE PLAN

CV21-149 Final Received 3/22/2022 Page 1 of 2

[Handwritten Signature]
 3/22/22



PRELIMINARY ZONING
 10 DEC 2021



89 & 93 CHICAGO AVE

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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.

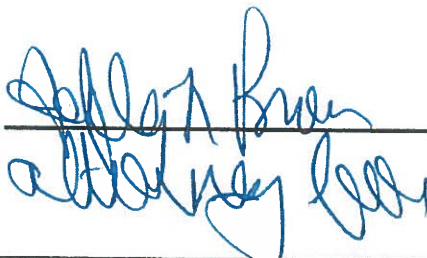
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

see attached list.

Signature of Applicant



Date

12/27/21

Hardship Statement 89-93 Chicago Avenue

The applicant is a nonprofit that is renovating existing buildings and building new buildings in the Franklinton area. The buildings on either side of this site are doubles which do not meet the minimum lot area per unit nor the minimum side yard. Those units were renovated by the applicant. The applicant has developed a new building model that would allow three units on a parcel. The ground floor unit will be handicapped accessible and all three units will be energy efficient. In this case the applicant wants to combine two parcels to create a site for the construction of two 3-unit dwellings. The existing R-4, residential zoning permits three-unit buildings but does not allow two 3-unit buildings on the same parcel. The applicant is requesting variances to the following sections to permit the construction of two 3-unit buildings on the same parcel: 3332.039 to permit two 3-unit buildings on the same parcel.; 3332.15 to reduce the area per unit from 2500 to 1609 sq ft; 3332.25 to reduce the maximum side yard from 12.4 to 10 feet; 3332.27 to reduce the rear yard from a total of 50% to 39 % and to allow the two buildings to share the same rear yard; 3312.29 to reduce the width of a parking space from 9 to 8 feet; 3312.21B to eliminate perimeter landscaping for the proposed parking lot and 3312.49 to reduce the number of parking spaces from 9 to 6 spaces.

The two existing lots are only 31 feet in width which creates a hardship when you try to apply the zoning code which is more structured for suburban development than for infill housing on 31-foot-wide lots in the older parts of the city. The proposed development would supply needed housing options for the community as well as job training for the people working on the construction. To the north and south and to the west is residential development and to the east across Chicago Avenue is a former school which is now used for social programs. The granting of these variances will not adversely affect surrounding property, neighborhood, and the general welfare.

032922

89-93 Chicago Ave List of Variances

3312.21B landscaping and screening: to eliminate perimeter landscaping for the proposed parking lot

3312.29 Parking space: to reduce the width of the parking spaces from 9 to 8 feet.

3312.49 Minimum number of parking spaces: to reduce from 9 to 6 spaces

3332.039 R-4 residential district: uses to allow to 2 3-unit buildings on the same parcel

3332.15 R-4 area district requirement: to reduce the area per unit from 2500 sq ft to 1609 sq ft

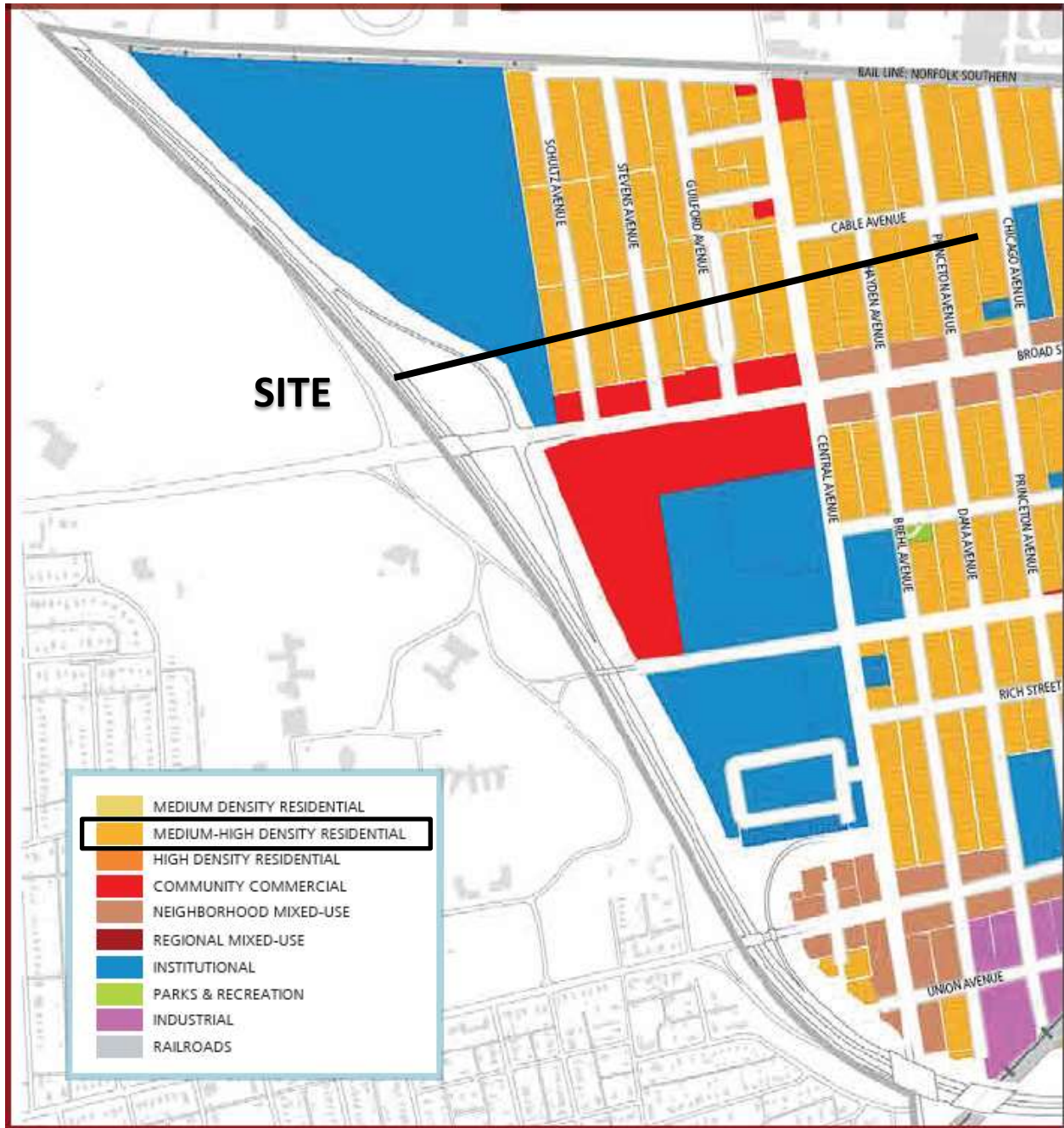
3332.25 Maximum side yards to reduce the maximum side yard from 12.4 feet to 10 feet

3332.27 rear yard: to reduce the rear yard from 25% of the lot area for each building for a total of 50% to a total of 39% and to allow the two buildings to share the 39% rear yard

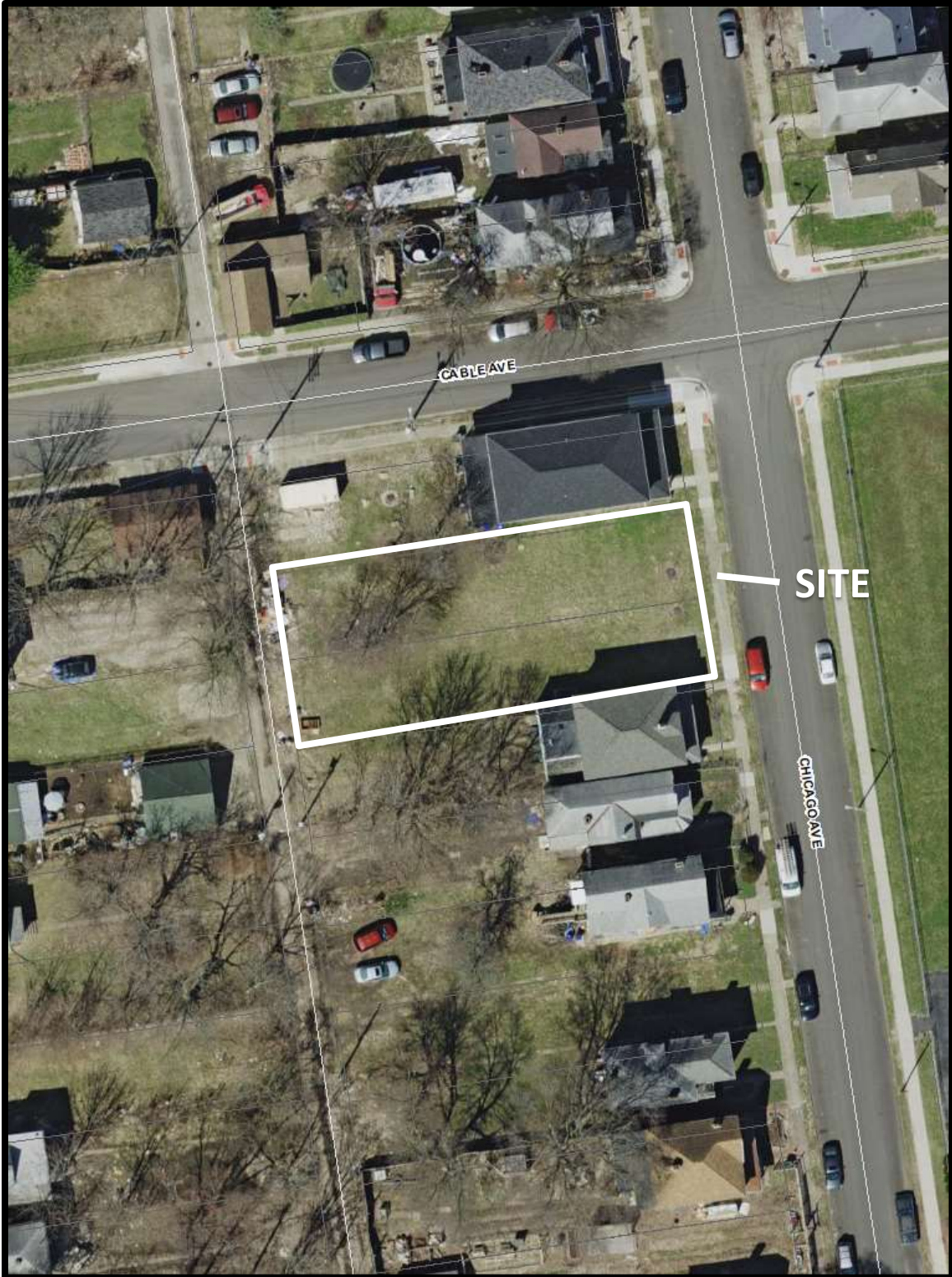
032922



CV21-149
89-93 Chicago Ave.
Approximately 0.22 acres



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CV21-149
89-93 Chicago Ave.
Approximately 0.22 acres

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

Case Number: _____

Address: _____

Group Name: _____

Meeting Date: _____

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:

Vote: _____

Signature of Authorized Representative:  _____
SIGNATURE

Franklinton Area Commission
RECOMMENDING GROUP TITLE

614-406-4371
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-149

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) Jeffrey L. Brown

of (COMPLETE ADDRESS) 37 West Broad Street STE Columbus, OH 43215

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. Franklinton Rising Tom Heffner 4653 Trueman Blvd. STE 100 Hilliard, OH 43026 614-581-4125 Number of Columbus based employees <u>4</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 24th day of December, in the year 2021

SIGNATURE OF NOTARY PUBLIC _____

My Commission Expires _____

Notary Seal Here



Jackson B. Reynolds, III, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

This Project Disclosure Statement is valid for _____ months after date of notarization.