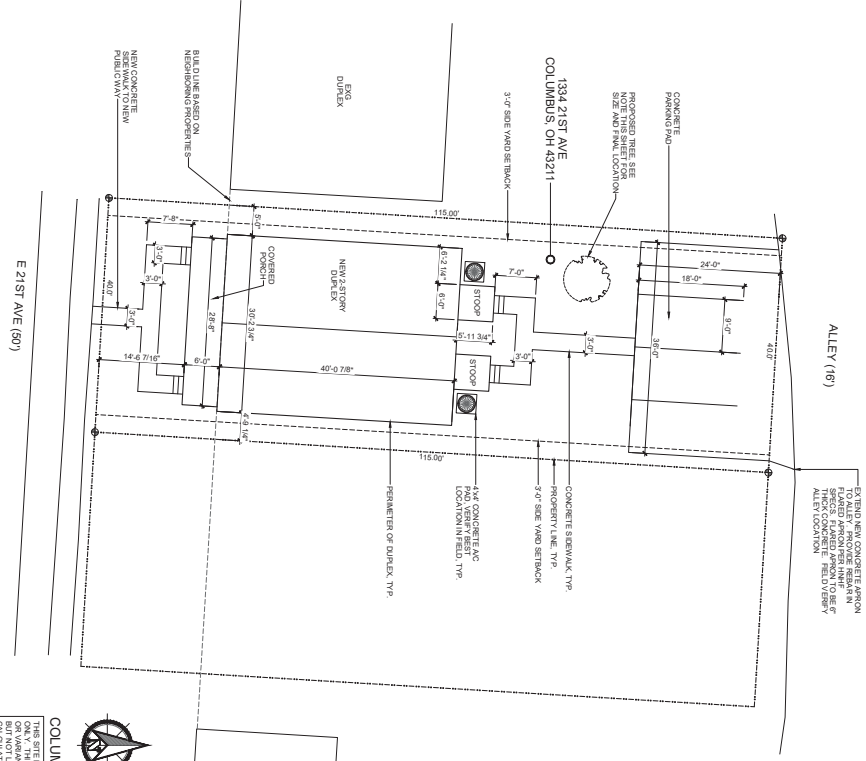


1 ARCHITECTURAL SITE STUDY



**COLUMBUS ZONING: R-3**

THIS SITE PLAN IS FOR PRELIMINARY SITE STUDY PURPOSES ONLY. THIS SITE PLAN SHALL NOT BE USED FOR ANY PERMITS OR CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS, SETBACKS, EASEMENTS, LOT SPLITTING, DRIVEWAYS AND ANYTHING TO OR BEYOND THE PERMITS. THE ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ENGINEER OR ARCHITECT'S COMMENTS AND REVISIONS.

**REAR YARD CALCULATIONS:**  
 MINIMUM REAR YARD = 47.42(0.25) = 11.855 S.F.  
 MINIMUM REAR YARD = 48.00(0.25) = 12.00 S.F.  
 TOTAL REAR YARD SQUARE FOOTAGE = 21,093.81 S.F.

**REAR YARD > 20.0% REAR YARD REQUIREMENT = COMPLES**

THESE NO BE PROVIDED ON SITE THAT MEETS THE SIZE AND AREA REQUIREMENTS. THE REAR YARD SHALL BE DETERMINED AT THE TIME THE LANDSCAPING IS INSTALLED.

03-16-2023

DATE: 03-16-2023

DESCRIPTION: 1334 E 21ST AVE, COLUMBUS, OHIO 43211

PREPARED FOR: Healthy Homes

A HEALTHY NEIGHBORHOODS HEALTHY HOMES INITIATIVE

SCOTT D. BAKER, LICENSE # 14854

ARCHITECTURAL SITE STUDY

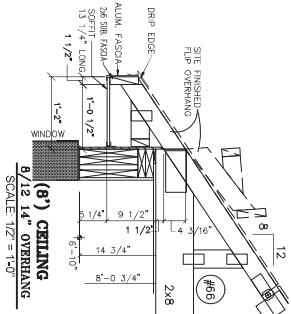
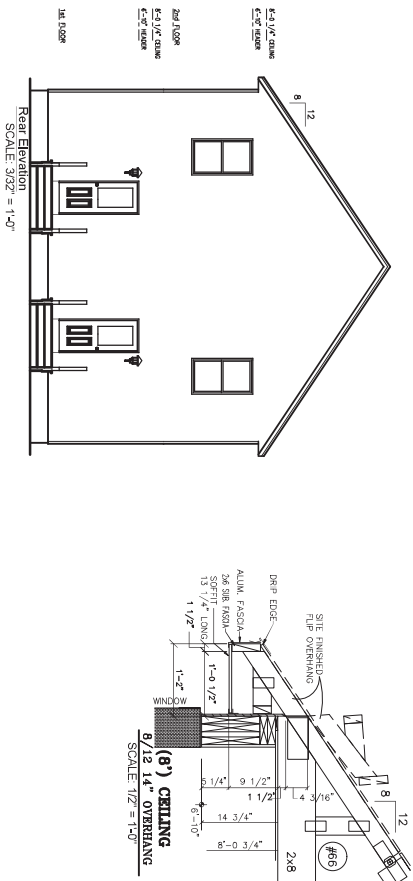
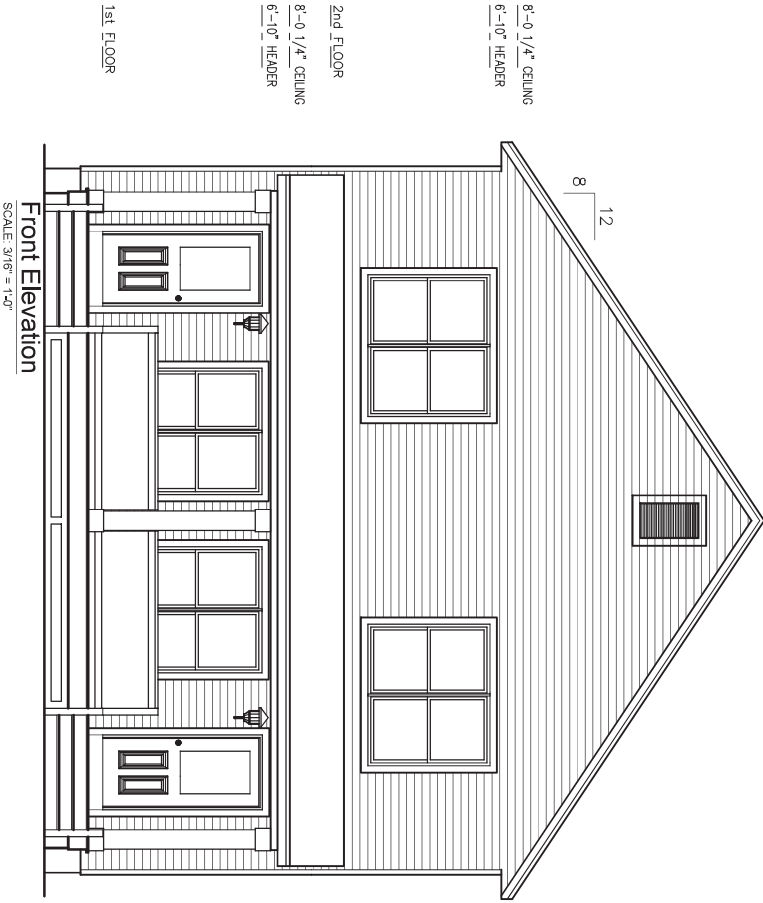
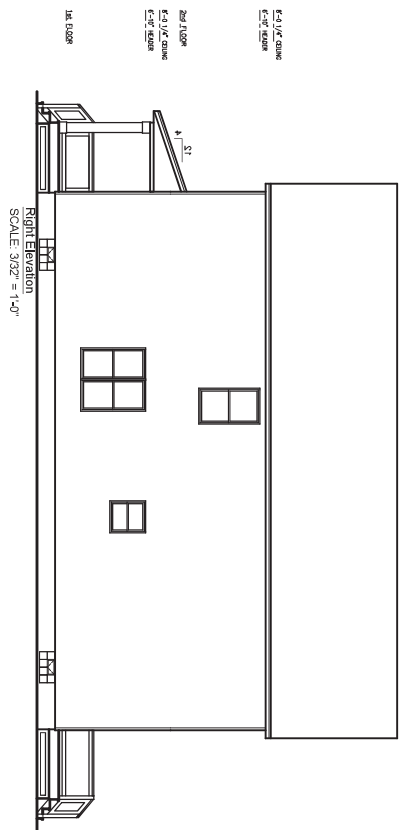
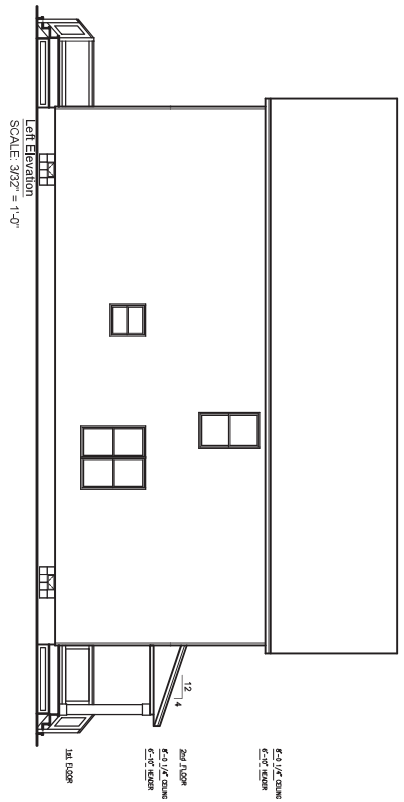
DATE: 03/23/2023

SCALE: 1" = 10'-0"

SHEET NO: A0-0

**SBA** ARCHITECTURAL DESIGN STUDIOS

1125/751 WWW.SBA-STUDIOS.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

Date

11/14/22

CV22-132

# Healthy Homes

## Statement in Support of Variance(s)

The site is located on 21<sup>st</sup> 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

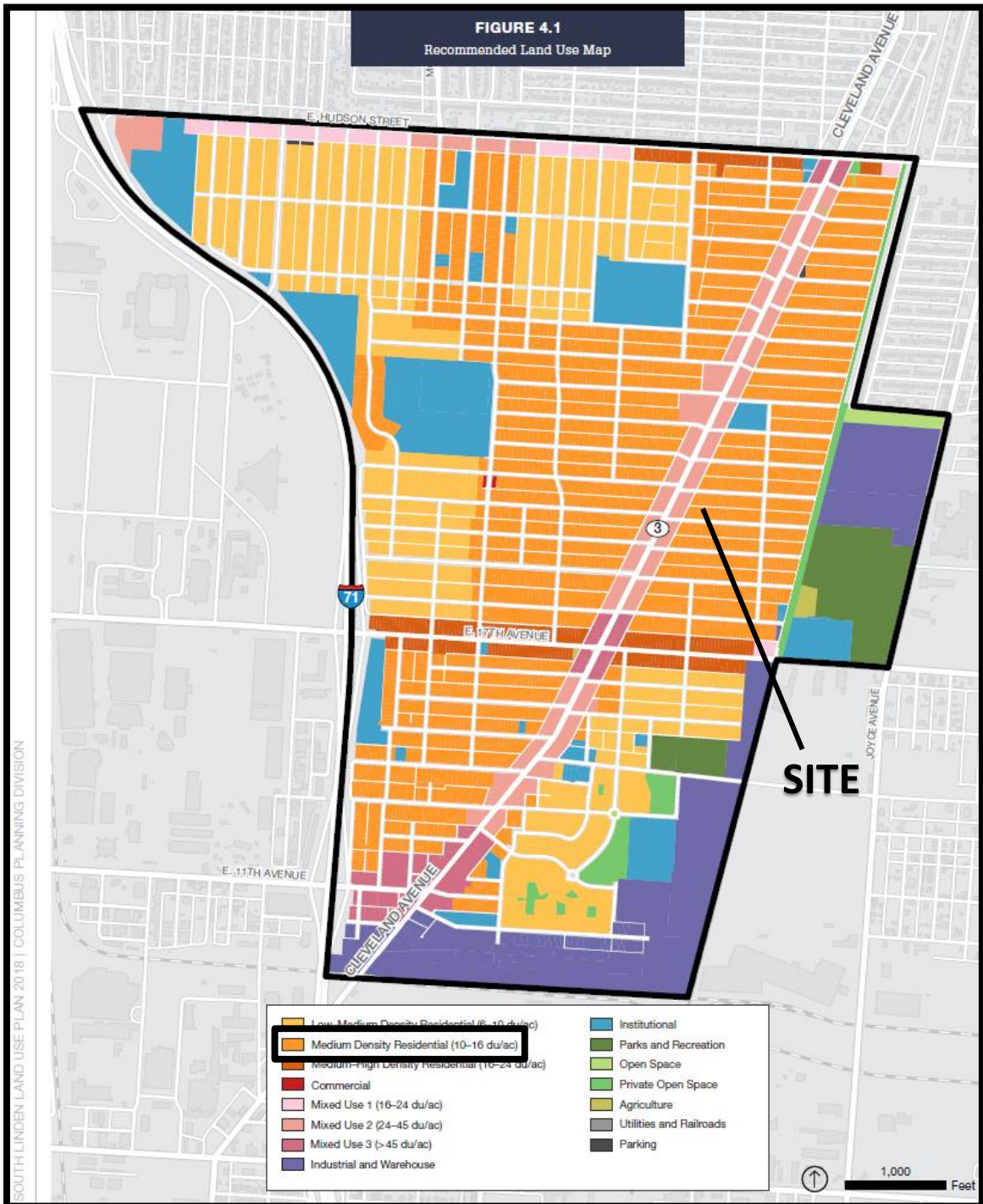
Erly Jay Rayfield

Date 11/14/22

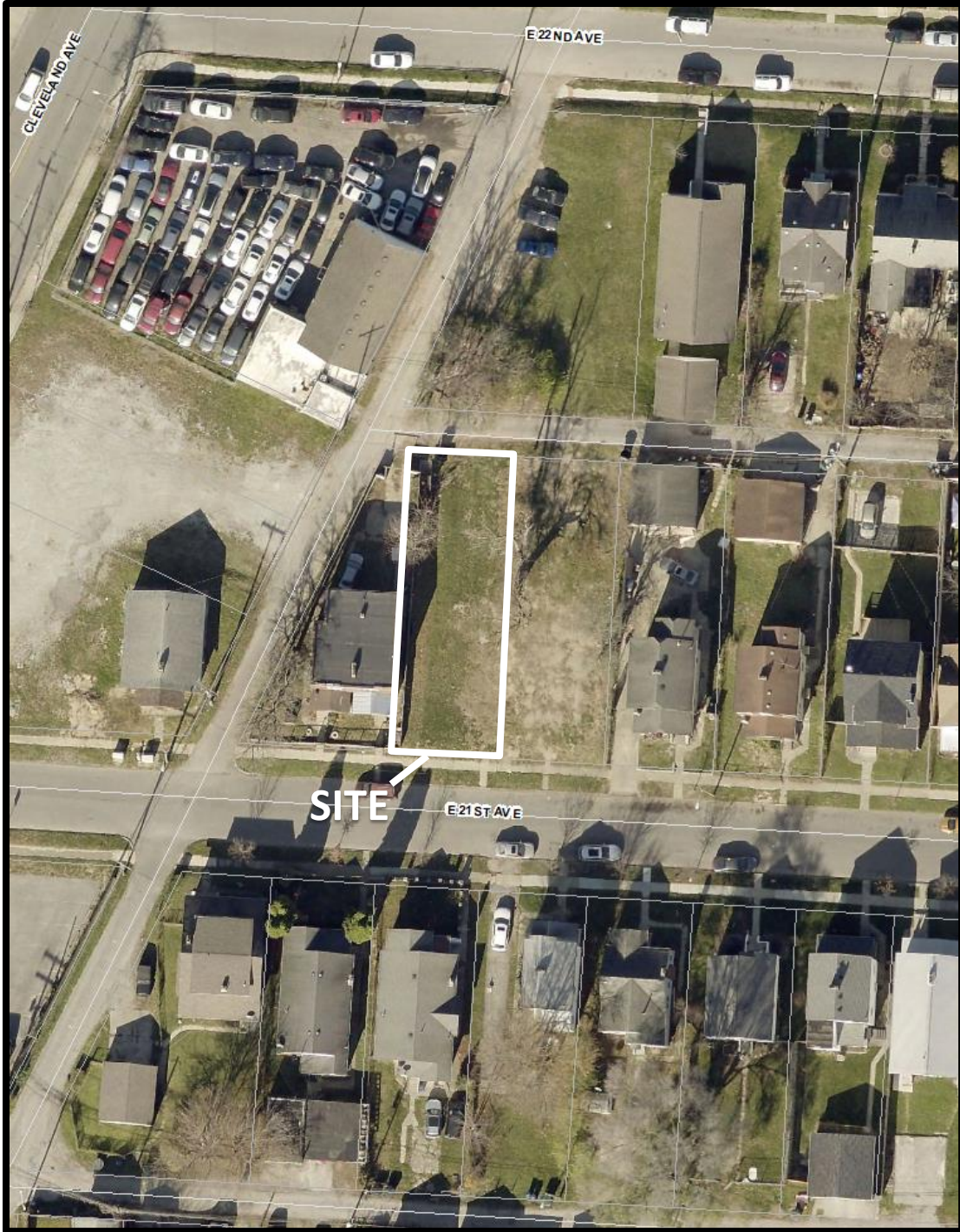


CV22-132  
1334 21<sup>st</sup> Ave.  
Approximately 0.11 acres

South Linden Land Use Plan (2018)



CV22-132  
1334 21<sup>st</sup> Ave.  
Approximately 0.11 acres



CV22-132  
1334 21<sup>st</sup> Ave.  
Approximately 0.11 acres

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

**Case Number** CV22-132

**Address** 1334 21ST AVENUE

**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:**

1. 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.
2. 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.
3. 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:**

<input checked="" type="checkbox"/> Duckworth	<b>Motion Passed with</b>	<b>In FAVOR;</b>	<b>Abstention(s);</b>	<b>Opposition(s)</b>
<input type="checkbox"/> Erkins <u>absent</u>		<input checked="" type="checkbox"/> Jamison		<input type="checkbox"/> T. Wade <u>abstain</u>
<input checked="" type="checkbox"/> Ferguson		<input type="checkbox"/> Redman <u>abstain</u>		<input checked="" type="checkbox"/> P. Williams
		<input checked="" type="checkbox"/> K. Wade		<input checked="" type="checkbox"/> S. N. Williams

**Vote** 6:2:0

**Signature of Authorized Representative** Peggy A. 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

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

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-132

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 14<sup>th</sup> 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 date of notarization.*