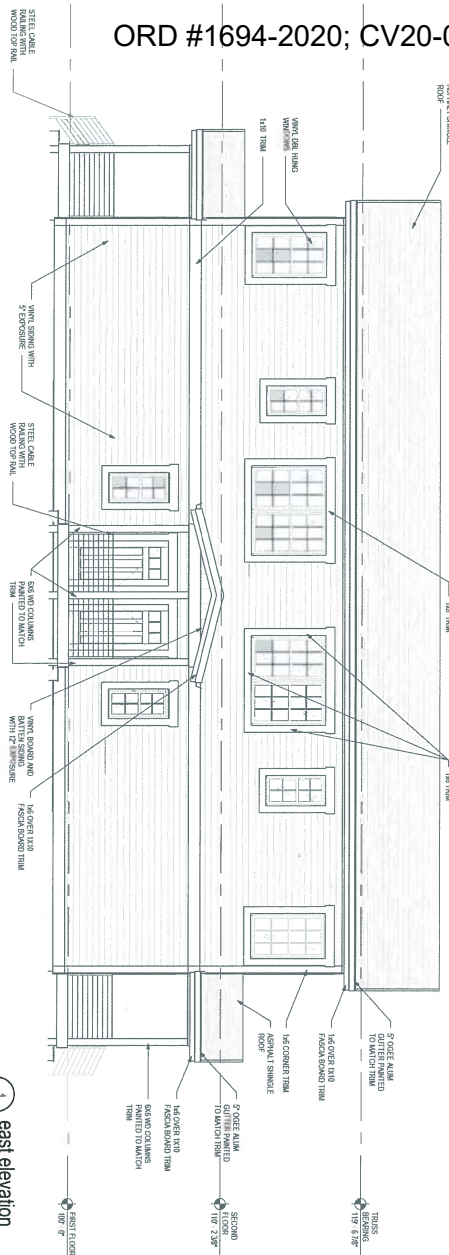
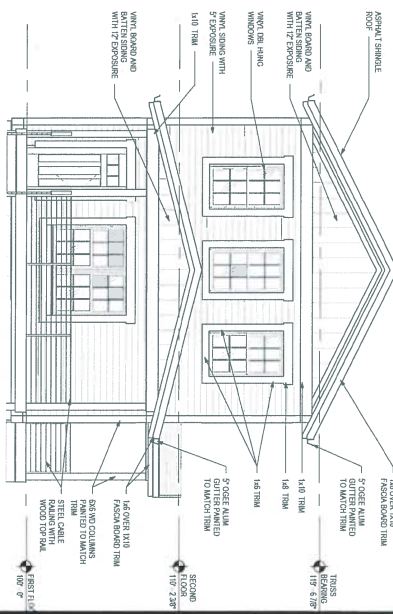


Final Site Plan Received 6.29.20 CV20-040

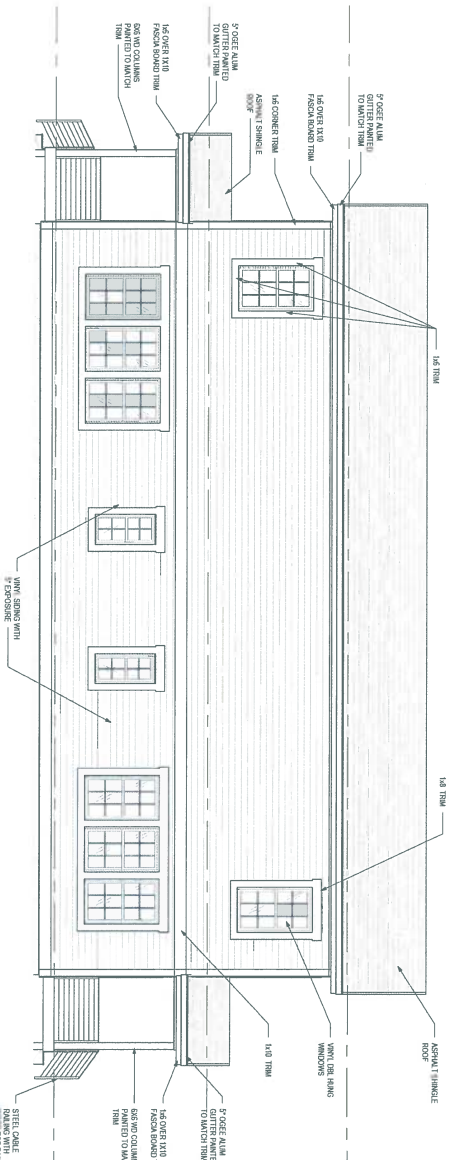
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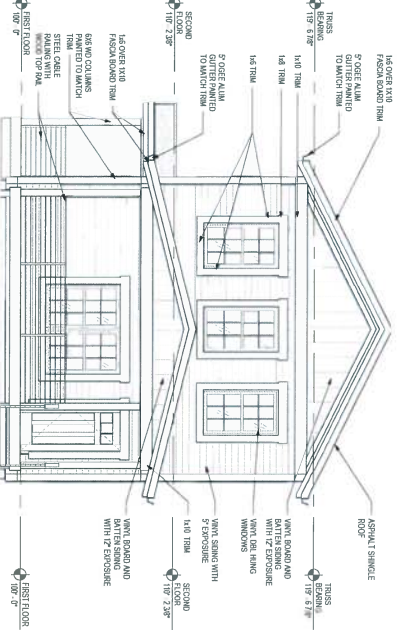
1 east elevation
1/8" = 1'-0"



2 south elevation
1/8" = 1'-0"



2 west elevation
1/8" = 1'-0"



1 north elevation
1/8" = 1'-0"

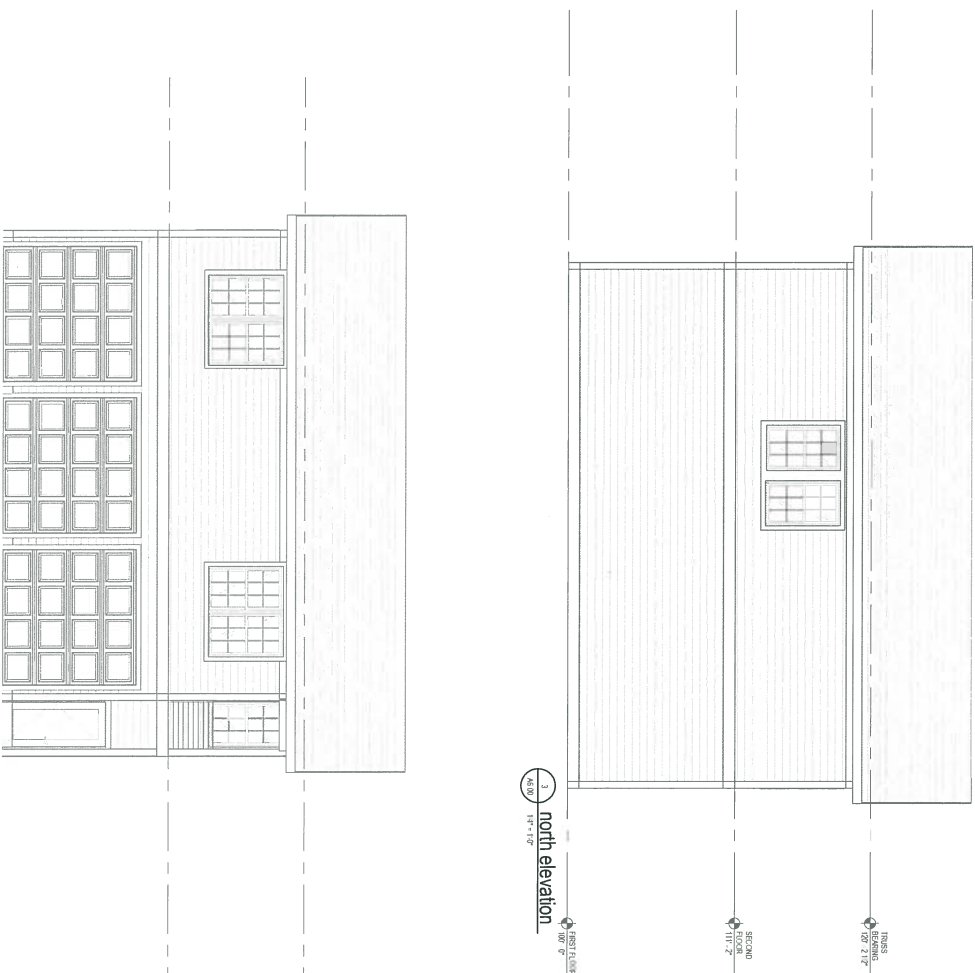
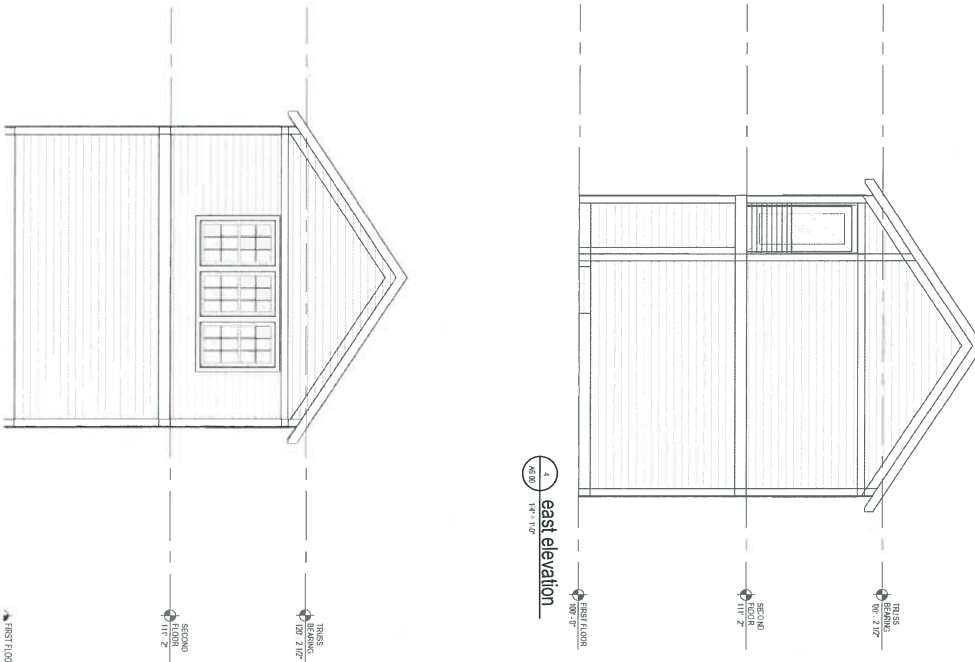
Approved for
June 29, 2020

Final Lot B Elevations Received 6.29.20 1 of 2 CV20-040

WESTWOOD DUPLEX

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	
PROJECT NUMBER	2020 01
PERMIT NUMBER	
AUTHOR	
DATE	04 JUNE 2020
SHEET NAME	EXTERIOR ELEVATION
SHEET NUMBER	



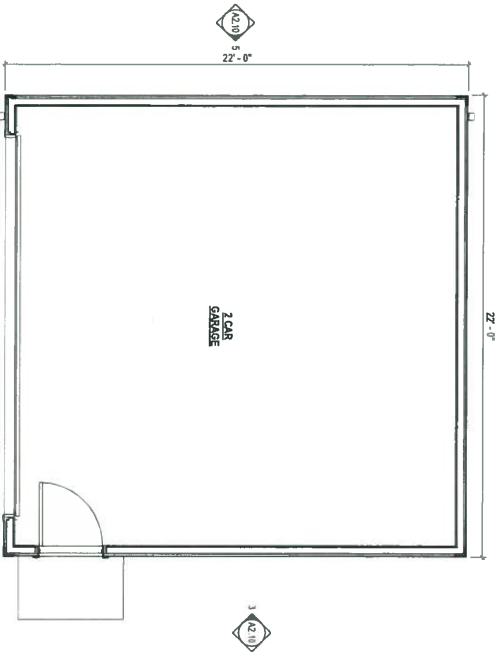
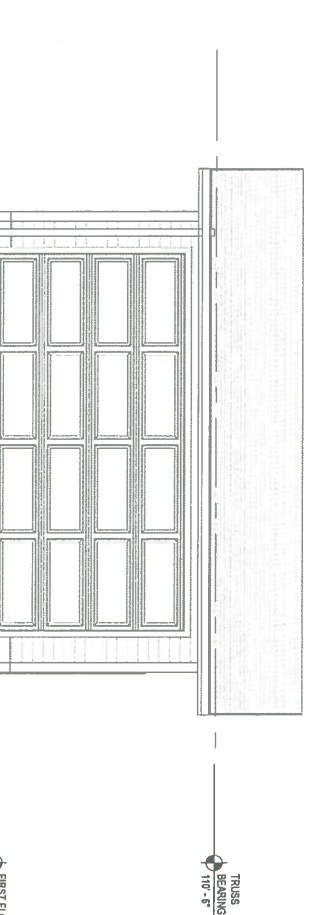
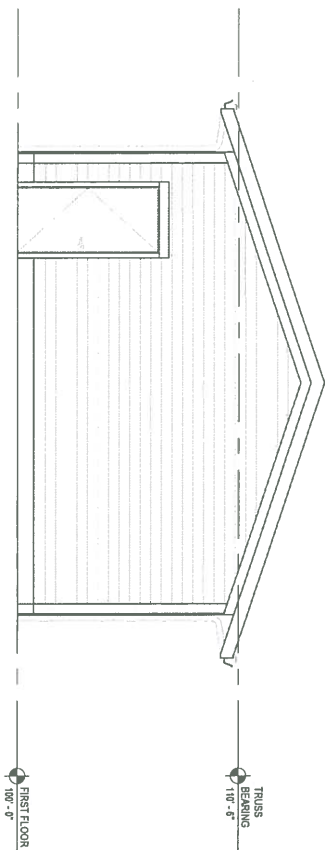
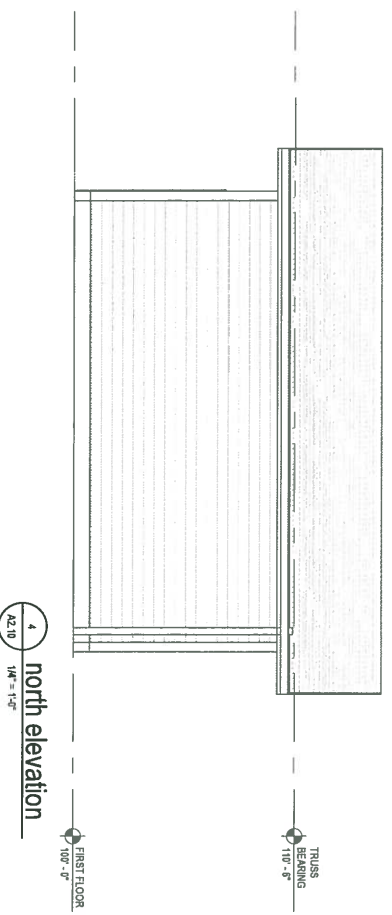
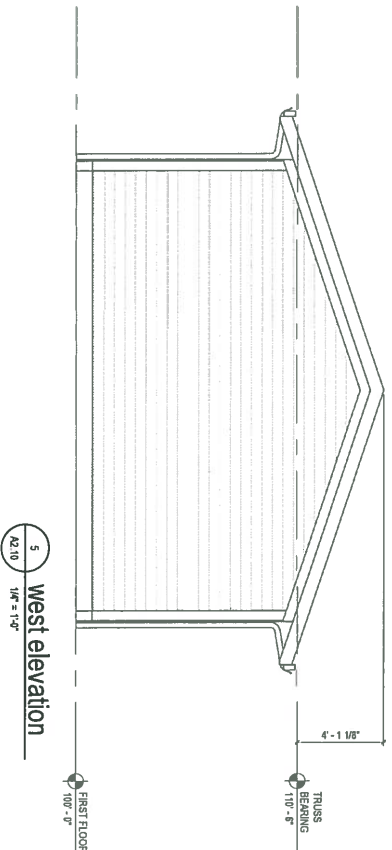
Handwritten signature and date:
 [Signature]
 6/29/2020

REVISION	
PROJECT NUMBER	2020 10 1
DATE	04 JUNE 2020
AUTHOR	
DRAWN BY	
SHEET NAME	EXTERIOR ELEVATIONS
SHEET NUMBER	

PRELIMINARY
 NOT FOR CONSTRUCTION

WESTWOOD CARRIAGE HOUSE

STATUS



Final Lot A Garage Elevation Received 7.2.20

CV20-040

John A. Brown
7/6/2020



REVISION	
PROJECT NUMBER	2020.10.1
DRAWN BY	JMJ
DATE	04 JUNE 2020
SHEET NAME	FLOOR PLAN & ELEVATIONS
SHEET NUMBER	A2.10

PRELIMINARY
 NOT FOR CONSTRUCTION

STATUS

WESTWOOD 2 CAR GARAGE

1525 WESTWOOD AVE | COLUMBUS, OHIO 43212 |

NEW BUILDING

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

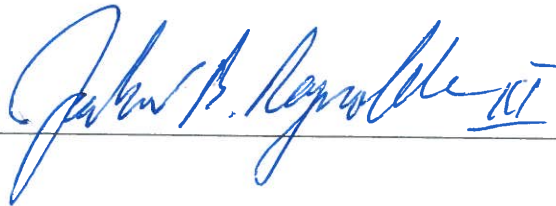
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

See attached sheet.

Signature of Applicant



Date

7/7/2020

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

Hardship Statement 1525 Westwood Ave

The site consists of two parcels. The parcel to the south has a garage on it and the parcel to the north has an existing single family house. The applicant wants to remove the garage and construct a 2 unit dwelling along with a carriage house on the south parcel. On the north parcel the applicant wants to add a garage. In order to do this development, the applicant needs variances to the driveway width, permitted uses, area requirement, lot width, side yard and rear yards, building setback and parking. The requested variances are typical for this type of infill development. There is a duplex and triplex across the street and a carriage house behind the existing garage .The granting of these variances will not seriously affect adjoining properties or the general welfare nor will the variances impair an adequate supply of light or air to the adjacent properties, nor would it unreasonably increase the congestion on public streets ,nor increase the danger of fires, nor endanger public safety, nor unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

List of variances

Lot A: Existing single-unit dwelling

Lot B: Two-unit dwelling and single-unit carriage house

3312.13 Driveway

Lot A to reduce the driveway width from 10 to 3 feet on Lot A to allow a portion of the driveway to be on Lot B and to allow the total driveway to be 8 feet instead of 10 feet.

Lot B to reduce the driveway width from 10 to 8 feet.

3332.039 R-4 Residential District

Lot B to permit a 2 unit dwelling and a 1 unit carriage house on the same parcel.

3332.15 R-4 Area District Requirements

Lot B to reduce the required lot are from 2500 sq ft per unit to 1681 sq ft.

3332.05 Area District Lot Width Requirement

Lot A to reduce the require lot width from 50 to 41 feet

Lot B to reduce the required lot width from 50 to 41 feet.

3332.25 Total Side Yard Required

Lot A to reduce the total side yard from 8.2 feet to 5.2 feet for the single-unit dwelling

Lot B to reduce the total side yard from 8.2 feet to 6 feet for the carriage house

3332.26 Minimum Side Yard Required

Lot A to reduce the north and south side yards from 5 to 2.6 feet for the single family house

Lot B to reduce the south side yard from 5 to 4 feet for the 2 unit dwelling and from 5 to 3 feet for the north and south side yards for the carriage house.

3332.27 Rear Yard

Lot B to provide no rear yard for the carriage house.

3332.21 Building Setback

Lot A to reduce the setback from 25 to 23.9 feet.

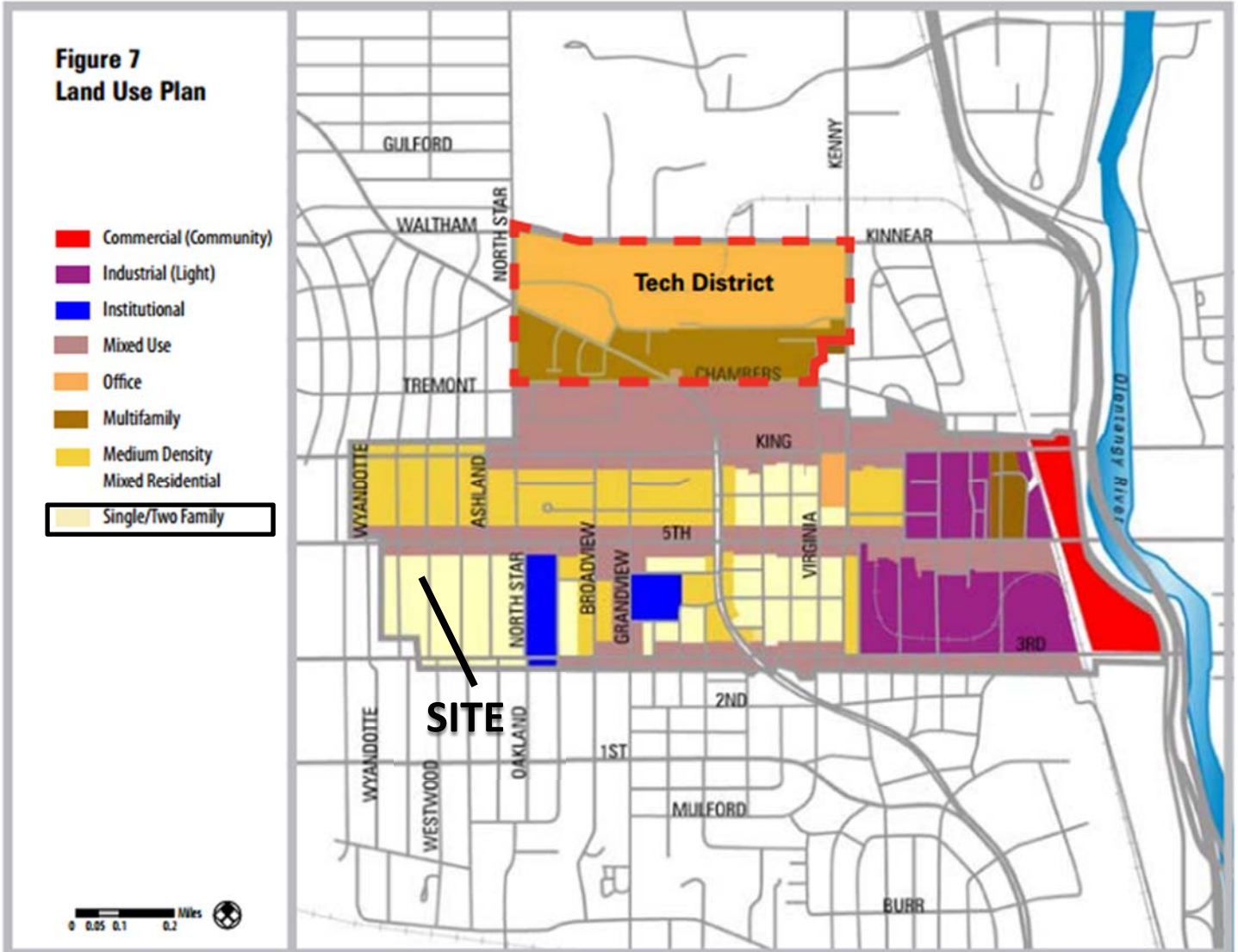
3312.49 minimum number of required parking spaces

Lot B to reduce the parking requirement from 6 to 5 spaces.

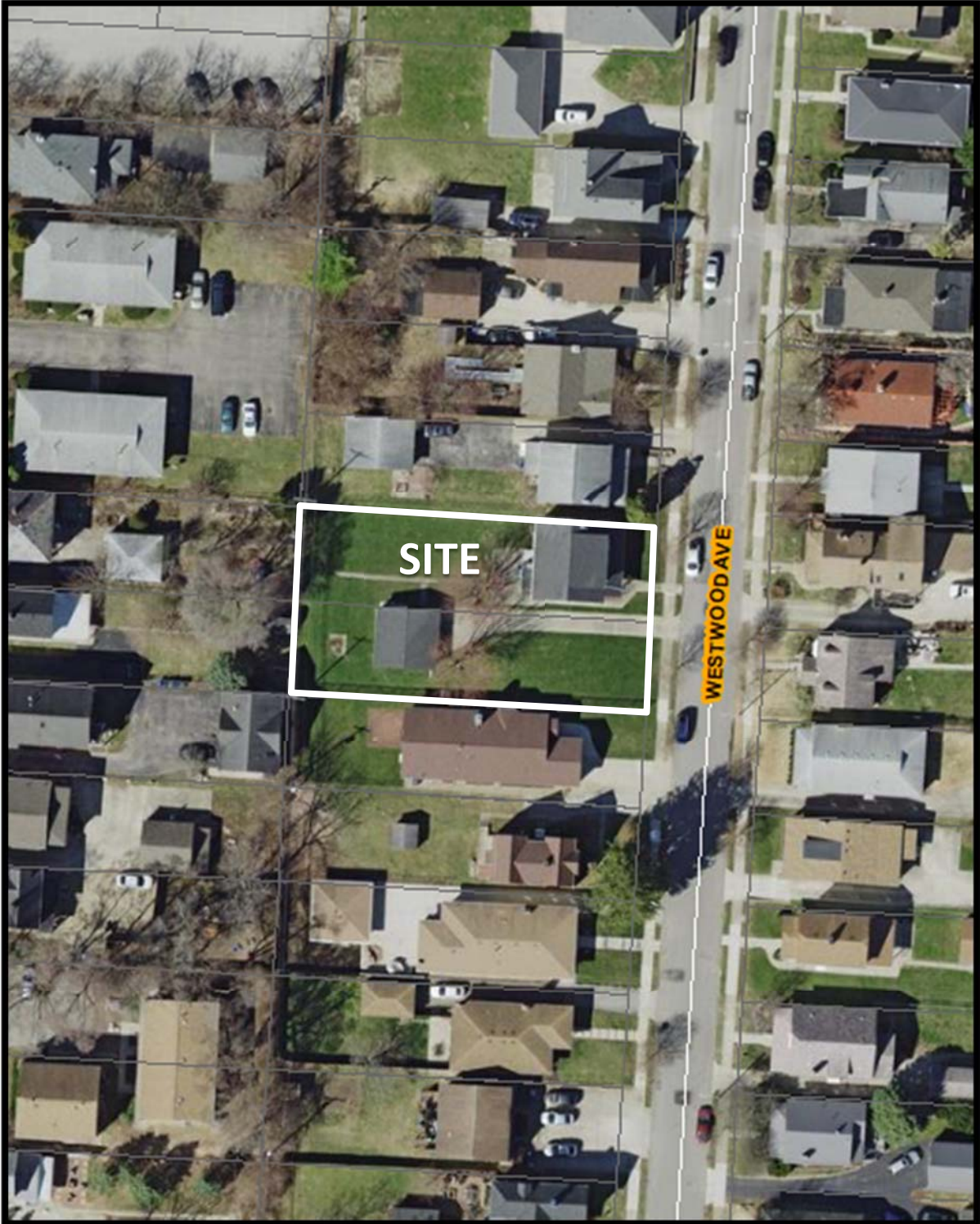


CV20-040
1525 Westwood Ave.
Approximately 0.29 acres

5th by Northwest Area Plan (2009)



CV20-040
1525 Westwood Ave.
Approximately 0.29 acres



CV20-040
1525 Westwood Ave.
Approximately 0.29 acres

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

Case Number: CV20-040

Address: 1525 Westwood Ave.

Group Name: 5th by Northwest Area Commission

Meeting Date: July 7, 2020

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: Approval based on reduced units and consideration on Drainage issues.

Vote: 5-0

Signature of Authorized Representative: 

SIGNATURE

5th by Northwest Area Commission

RECOMMENDING GROUP TITLE

614 256-1944

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.



DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: CV20-040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad St. Ste. 460 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Jeffrey L. Brown

Subscribed to me in my presence and before me this 27th day of April, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Notary Public and date 9/14/2020



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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