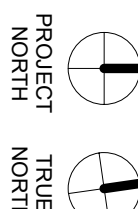


1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

CV21-002 Final Received 3/24/2021 Page 1 of 6

Handwritten signature and date: 3-24-21



OWNER:
AARON KREAS
KREAS LLC

ARCHITECT:
GUNZELMAN architecture + interiors
Laure Gunzelman, AIA
333 Stewart Ave
Columbus, OH 43206
1-614-674-6696
lgunzelman@gunzelman.com
LOT # 120

SITE ADDRESS: 374 E. WHITTIER STREET, COLUMBUS, OH 43206
TOTAL LOT AREA: .09 ACRES, 3,983 SF
ZONING: R2-F RESIDENTIAL DISTRICT
HEIGHT: 4-35
PARCEL #: 010-003207-00

THE LOCATIONS OF EXISTING BUILDINGS AND ZONING INFORMATION HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT.

ZONING REQUIREMENT AND DATA SUMMARY
PROJECT: CONSTRUCTION OF A NEW TWO STORY BUILDING THAT INCLUDES A THREE CAR GARAGE WITH A SINGLE FAMILY RESIDENCE ABOVE
SEE COUNCIL VARIANCE APPLICATION.

PROPOSED BUILDING AREA: 1880 SF (NO LIMIT)
PROPOSED BUILDING HEIGHT: 22'-6" (35'-0" MAXIMUM)
FLOOD PLAIN: NOT APPLICABLE
CORNER LOT: NOT APPLICABLE

COUNCIL VARIANCE SUMMARY

- OFF-STREET PARKING: 3 GARAGE SPACES PROPOSED (4 MINIMUM)
- PROPERTY USE PROPOSED: TWO SINGLE UNIT DWELLINGS ON LOT (ONE DWELLING UNIT PERMITTED PER R2-F RESIDENTIAL DISTRICT REQUIREMENTS)
- LOT DIMENSIONS: 33'-0" WIDE BY 120'-0" DEEP (65'-0" MINIMUM, SEE COUNCIL VARIANCE APPLICATION FOR EXISTING LOT WIDTH)
- LOT AREA: 3,983 SF ACTUAL (SEE COUNCIL VARIANCE APPLICATION FOR TWO DWELLINGS ON LOT AREA LESS THAN DISTRICT REQUIREMENTS)
- FRONTING: RESIDENCE TO FRONT ALLEY

- LOT AREA BY PROPERTY BOUNDARY: 3988 SF
 - LOT AREA BY PERMITS: 3923 SF (18 (B), 4298 SF)
 - EXISTING LOT COVERAGE BY EXISTING STRUCTURE: 1151 SF
 - NEW LOT COVERAGE BY NEW PROPOSED BUILDING: 940 SF
 - NEW LOT COVERAGE BY EXISTING AND NEW BUILDINGS: 2091 SF
 - NEW LOT COVERAGE PERCENTAGE: 49%
- SIDE YARDS PROPOSED: WEST YARD: 0'-7" EAST YARD: 0'-7"
- EXISTING REAR YARD: 1,327 SF PROPOSED REAR YARD: 485 SF
- PROPOSED REAR YARD FOR GARAGE HOUSE: 485 SF - 11% OF TOTAL LOT AREA
- PROPOSED REAR YARD FOR GARAGE HOUSE: 89 SF - 2% OF TOTAL LOT AREA

GRADING NOTES:

- CONTRACTOR TO GRADE SITE AWAY FROM HOUSE AT 5% SLOPE WHEREVER POSSIBLE BASED ON EXISTING GRADES AT LOT LINE AND DISTANCE BETWEEN HOUSE AT LOT LINES
- CONTRACTOR TO MAINTAIN EXISTING GRADE ELEVATIONS AT PROPERTY LOT LINE
- CONTRACTOR TO VERIFY EXISTING SITE AND NEW GRADING CONDITIONS IN FIELD WHEN ESTABLISHING ELEVATIONS FOR BOTTOM OF NEW CONCRETE FOOTINGS AND TOP OF NEW CONCRETE SLAB ON GRADE
- OBC R403.1: CONTINUOUS DRAIN TILE AT BUILDING PERIMETER MEETS EXCEPTION TO PROVIDE DRAINS WHERE LOT LINES LIMIT PROVIDING GRADE THAT FALLS NOT LESS THAN 6" IN FIRST 10'-0" FROM BUILDING

SPOT ELEVATION ABBREVIATIONS:
T/C = TOP OF CONCRETE
T/W = TOP OF WALKWAY
G = GRADE ELEVATION
EG = EXISTING GRADE ELEVATION



FRANKLIN COUNTY PARCEL VIEWER MAP

GUNZELMAN
architecture + interiors

333 Stewart Ave
Columbus, OH 43206
614-674-6696

GAI

PJT # : 20-225

| <p>374 E. WHITTIER STREET COLUMBUS, OH 43206</p> | | | | | | | |
|--|------|-------------|-------------|--|--|--|---|
| <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | NO. | DATE | DESCRIPTION | | | | <p>SITE PLAN</p> <p>DATE: 3/29/2021</p> <p>PHASE: ZONING</p> <p>A-0.1</p> |
| NO. | DATE | DESCRIPTION | | | | | |
| | | | | | | | |



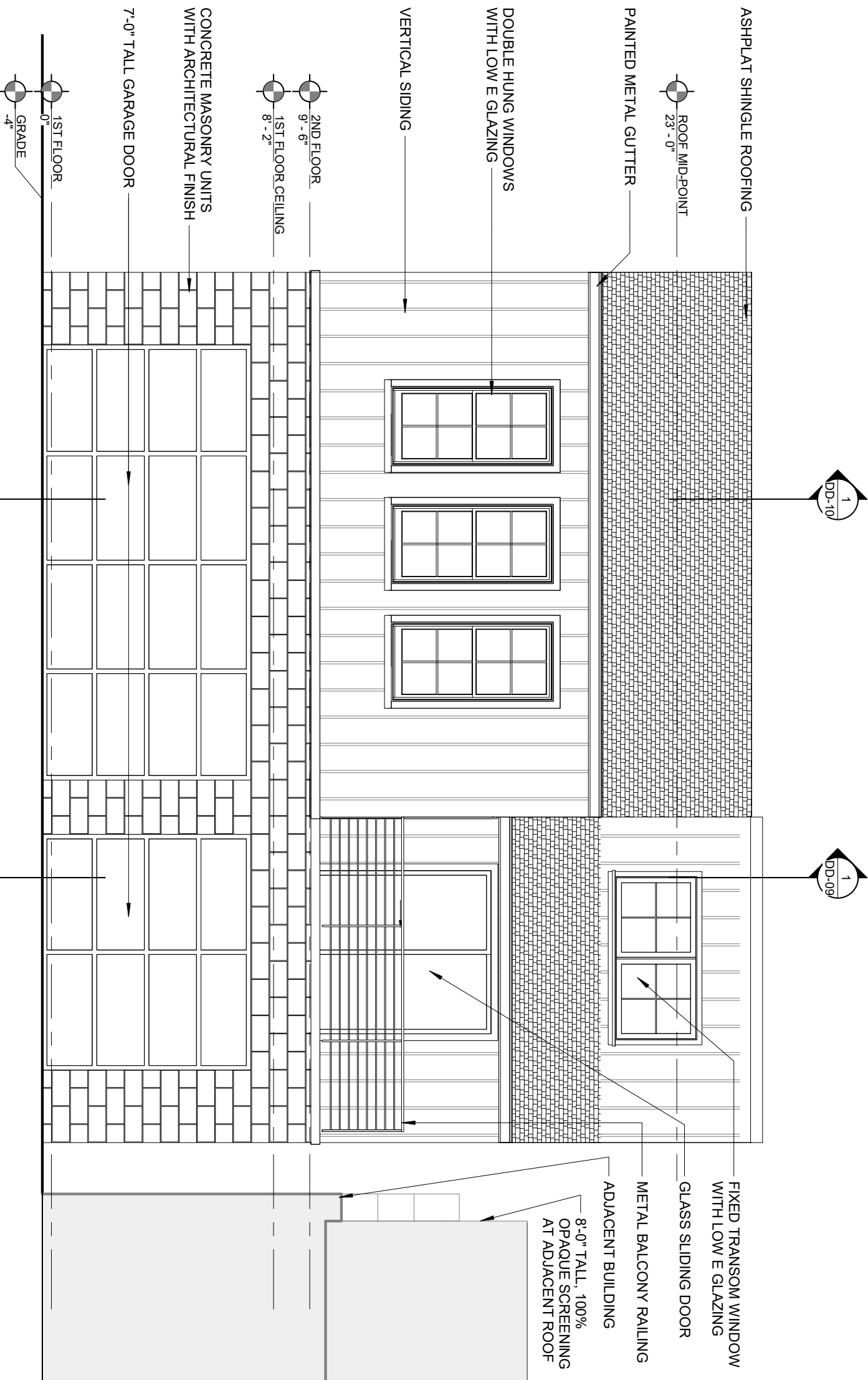
H. S. Gork
3-24-21

CONCEPT DESIGN PACKAGE
374 WHITTIER STREET
CARRIAGE HOUSE

G U N Z E L M A N
 architecture + interiors
 333 Stewart Ave
 Columbus, OH 43206
 614-674-6696



3/2/2021



1 NORTH CONCEPT ELEVATION
SCALE: 1/4" = 1'-0"

374 E. WHITTIER STREET
NORTH ELEVATION

DD-04

SCALE : 1/4" = 1'-0"

SHEET 2

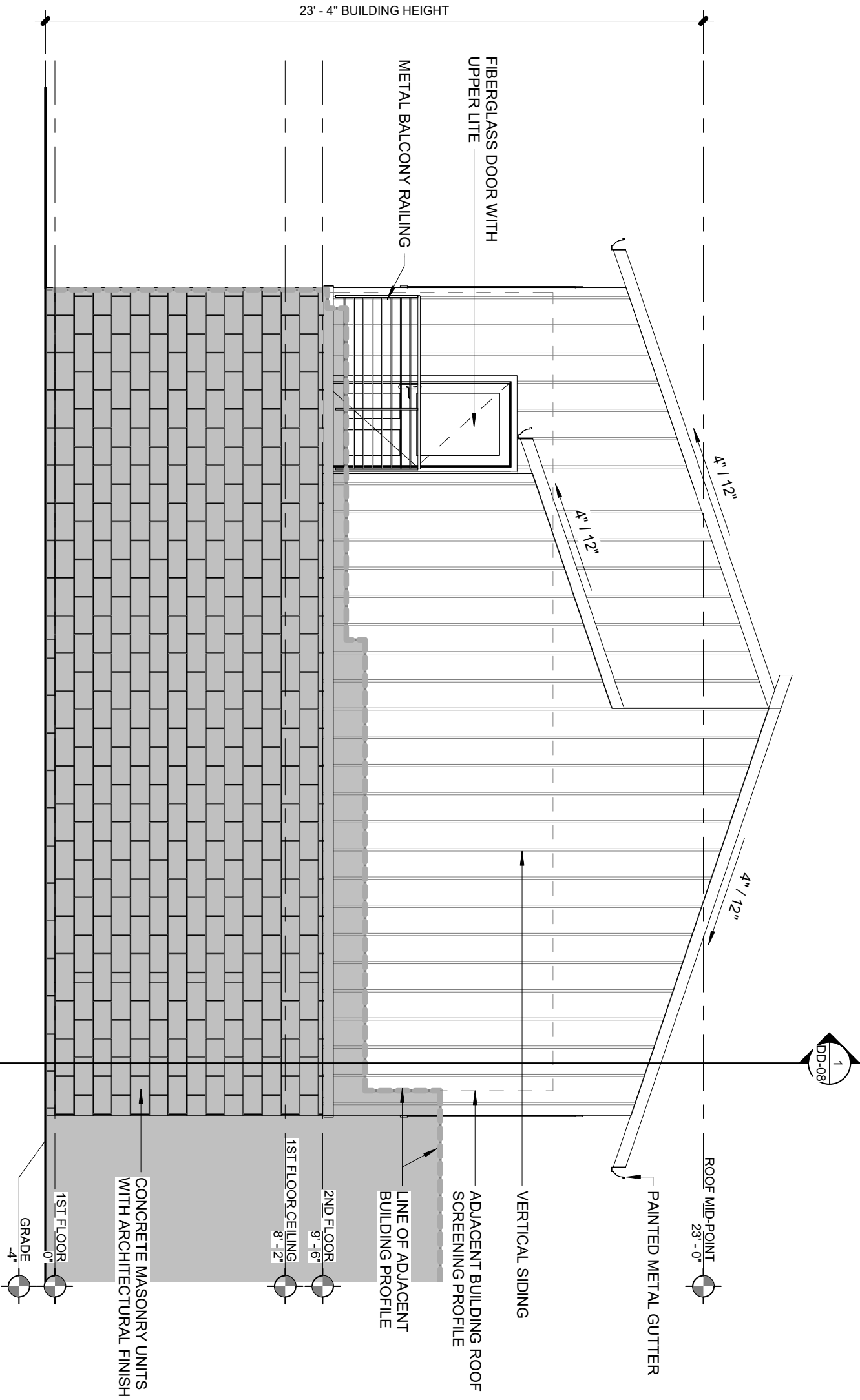
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M. J. Spork
3-24-21

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architecture + interiors
333 Stewart Ave
Columbus, OH 43206
614-674-6696

GAI

3/2/2021



1 WEST CONCEPT ELEVATION
SCALE: 1/4" = 1'-0"

374 E. WHITTIER STREET
WEST ELEVATION

DD-05

SCALE: 1/4" = 1'-0"

SHEET 3

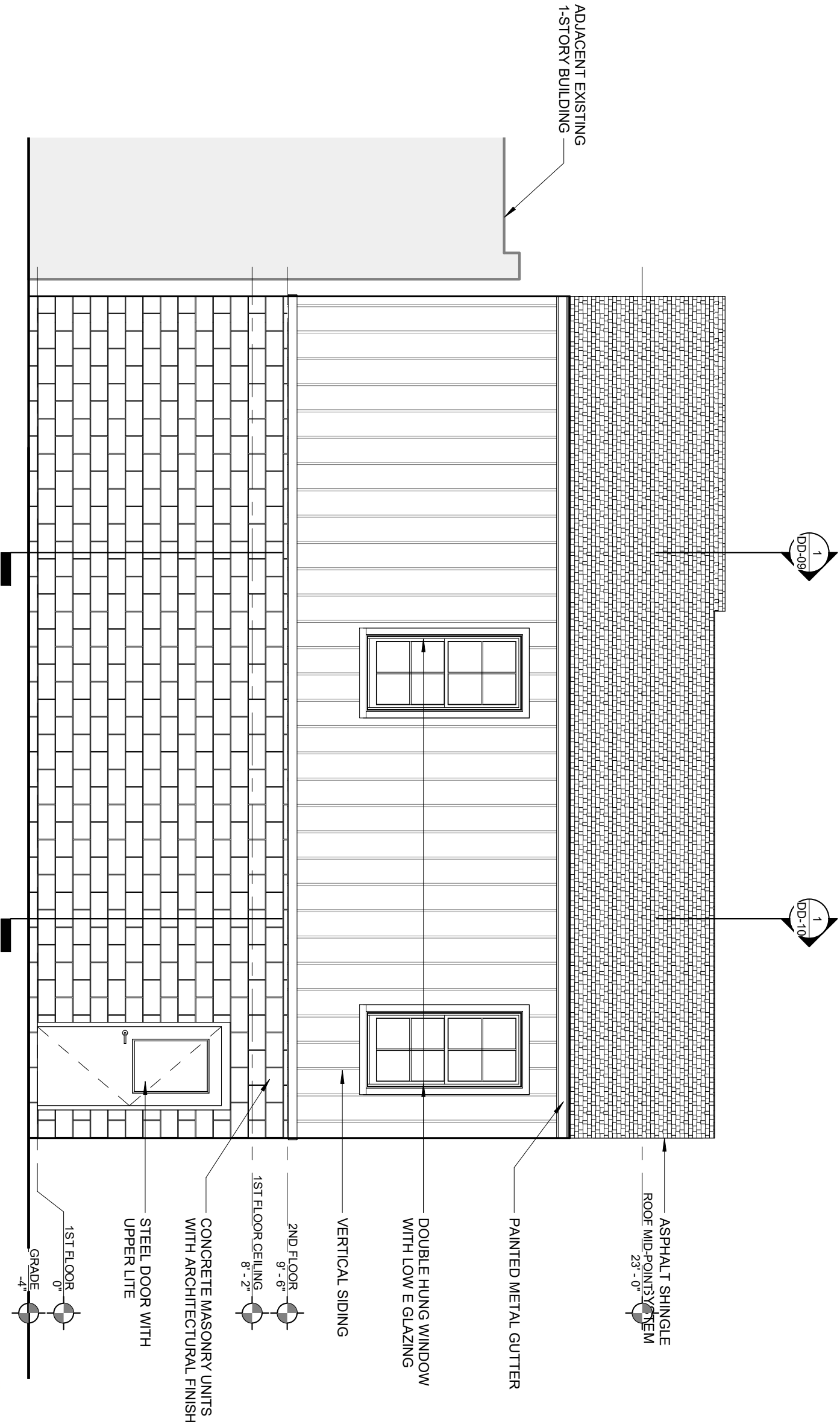
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H. J. Gork
3-24-21

G U N Z E L M A N
architecture + interiors
333 Stewart Ave
Columbus, OH 43206
614-674-6696



3/2/2021



1 SOUTH CONCEPT ELEVATION
SCALE: 1/4" = 1'-0"

374 E. WHITTIER STREET
SOUTH ELEVATION

DD-06

SCALE : 1/4" = 1'-0"

SHEET 4

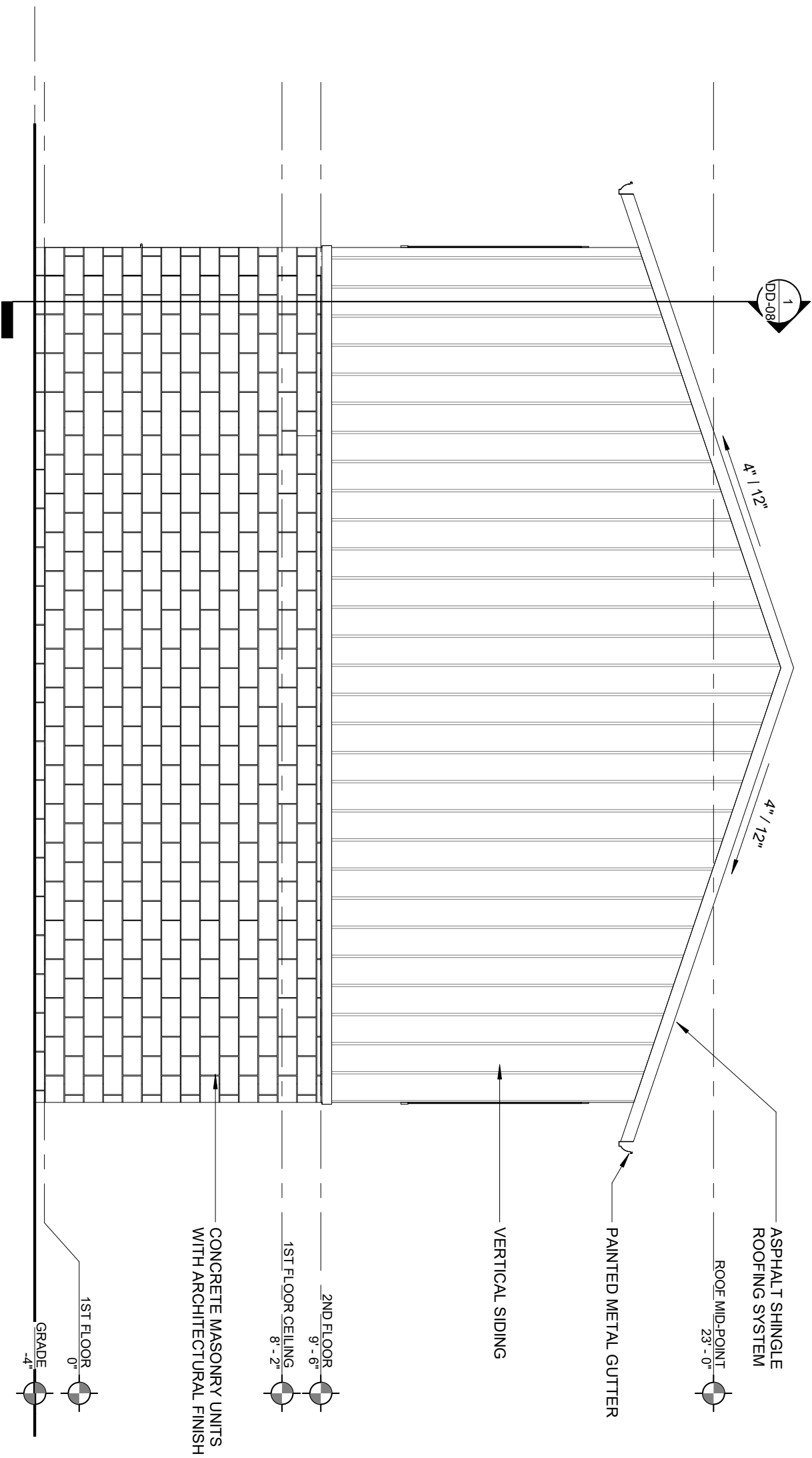
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M. J. Spork
3-24-21

G U N Z E L M A N
architecture + interiors
333 Stewart Ave
Columbus, OH 43206
614-674-6696



3/2/2021



1 EAST CONCEPT ELEVATION
SCALE: 1/4" = 1'-0"

374 E. WHITTIER STREET
EAST ELEVATION

DD-07

SCALE : 1/4" = 1'-0"

SHEET 5

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M. J. Spork
3-24-21

G U N Z E L M A N
architecture + interiors
333 Stewart Ave
Columbus, OH 43206
614-674-6696



3/2/2021

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.

Signature of Applicant

David Hodge

Date

1-21-21

CV21-002

STATEMENT OF HARDSHIP

APPLICATION: CV21-002
ADDRESS: 374 East Whittier Street
PARCEL: 010-003207
ZONED: R-2F
APPLICANT: Kreais LLC
OWNER: Kreais LLC
ATTORNEY: David Hodge
DATE: March 26, 2021

This property is located at 374 East Whittier Street, on the north side of East Whittier Street and between Bruck Street and Beech Street. The property is zoned R-2F and developed with a single-family residence. The property is bordered by property zoned R-2F on the north, south, and east and property zoned CPD on the west.

The property is not within a historic district, commercial overlay, nor planning overlay. The property is within the boundary of the Columbus Southside Area Commission and the Southside Plan. The Plan recommends medium-high density (10-16 units per acre) residential use. This is a classification which supports a variety of dwelling types including doubles, townhouses, and multifamily.

The Applicant proposes the construction of a three-car garage with one residential unit on the second floor. This is a project which complements adjacent residential properties and allows the property to develop in a manner which is consistent with the Southside Plan. To permit the development as proposed, the Applicant requests the following variances:

1. Section 3312.49 - Minimum number of parking spaces required. Applicant requests a variance to reduce the minimum number of required parking spaces from 4 to 3.
2. Section 3332.037 - R-2F residential district requirements. Applicant requests a variance to permit two single-unit dwellings on one lot with reduced development standards in the R-2F.
3. Section 3332.05(A) - Area district lot width requirements. Applicant requests a variance to reduce the minimum lot width in an R-2F district from 50 feet to 33 feet. This is an existing condition.
4. Section 3332.14 - R-2F area district requirements. Applicant requests a variance to reduce the R-2F area district requirements to allow two single-unit dwellings on one 3,267 square foot lot.
5. Section 3332.19 - Fronting on a public street. Applicant requests a variance to allow the carriage house to front on the public alley.
6. Section 3332.25 - Maximum side yard permitted. Applicant requests a variance to reduce the maximum combined side yards required from 6.6 feet to zero for existing structure and proposed carriage house.
7. Section 3332.26 - Minimum side yard permitted. Applicant requests a variance to reduce the minimum side yard to zero feet for existing structure and proposed carriage house.
8. Section 3332.27 Rear yard requirement. Applicant requests a variance to reduce the minimum rear yard required from 25 percent of the total lot area to 11 percent of the total lot area for the existing structure and to zero percent of the total lot area for the proposed carriage house.

A hardship exists because the Applicant cannot develop the property in a manner consistent with the land use plan while still conforming to the underlying zoning district established by the City's Zoning Code. Applicant's requested use variance will not adversely affect the surrounding property or surrounding neighborhood. The requested use variance will not impair supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, nor unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Further, a practical difficulty exists because Applicant cannot develop the property as proposed while still meeting the underlying development standards established by the City's Zoning Code. Applicant's requested area variances will not seriously affect any adjoining property or the general welfare. Strict application of the R-2F standards neither work for the property as built, nor may they be appropriately applied to this proposed addition.

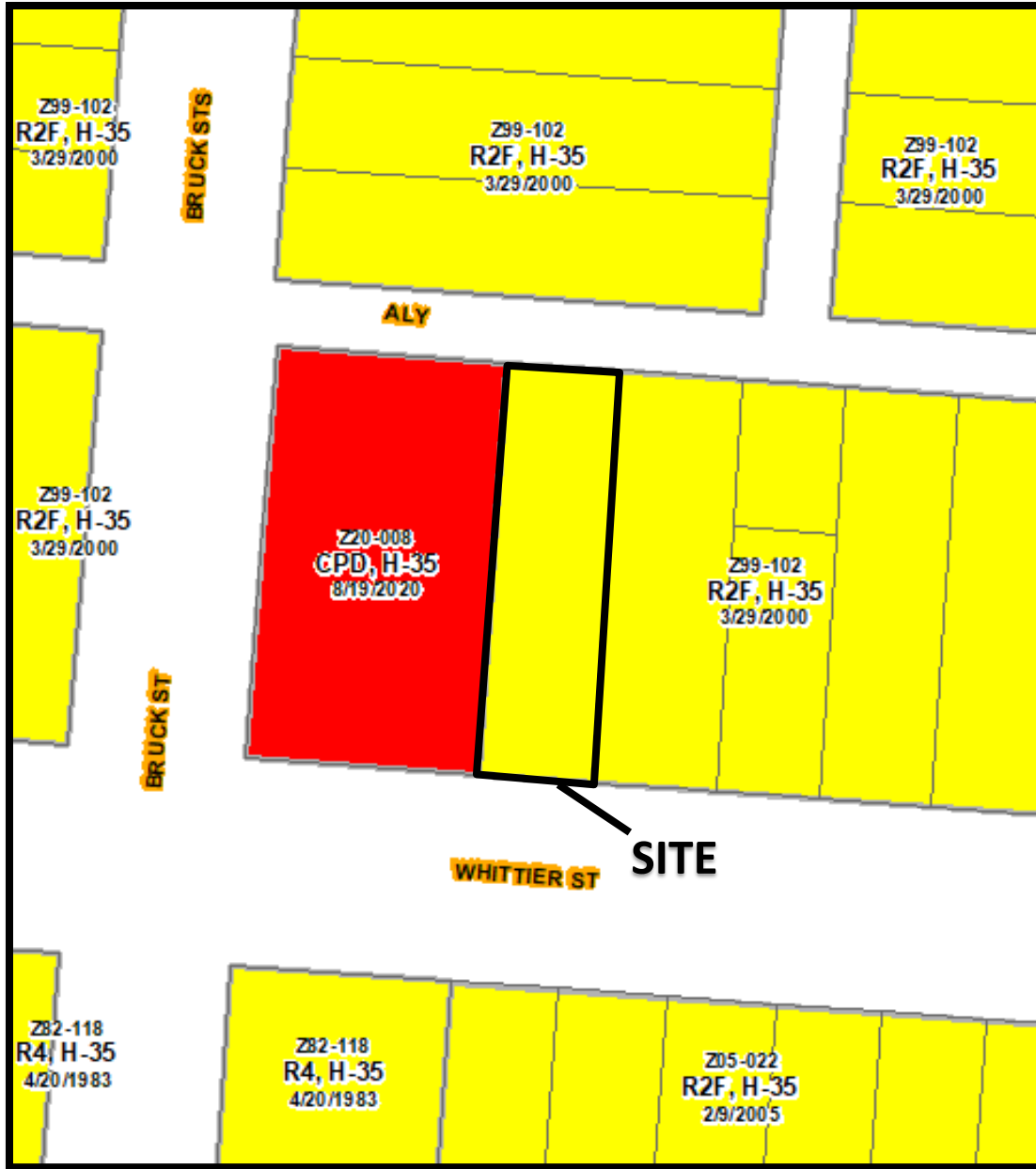
The requested area variances will not cause adjacent properties any detriment or substantially alter the character of the neighborhood. Reduced lot standards, reduced side yards, and garages that are aligned with the rear property line are common conditions within this neighborhood.

The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variances will not seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted,

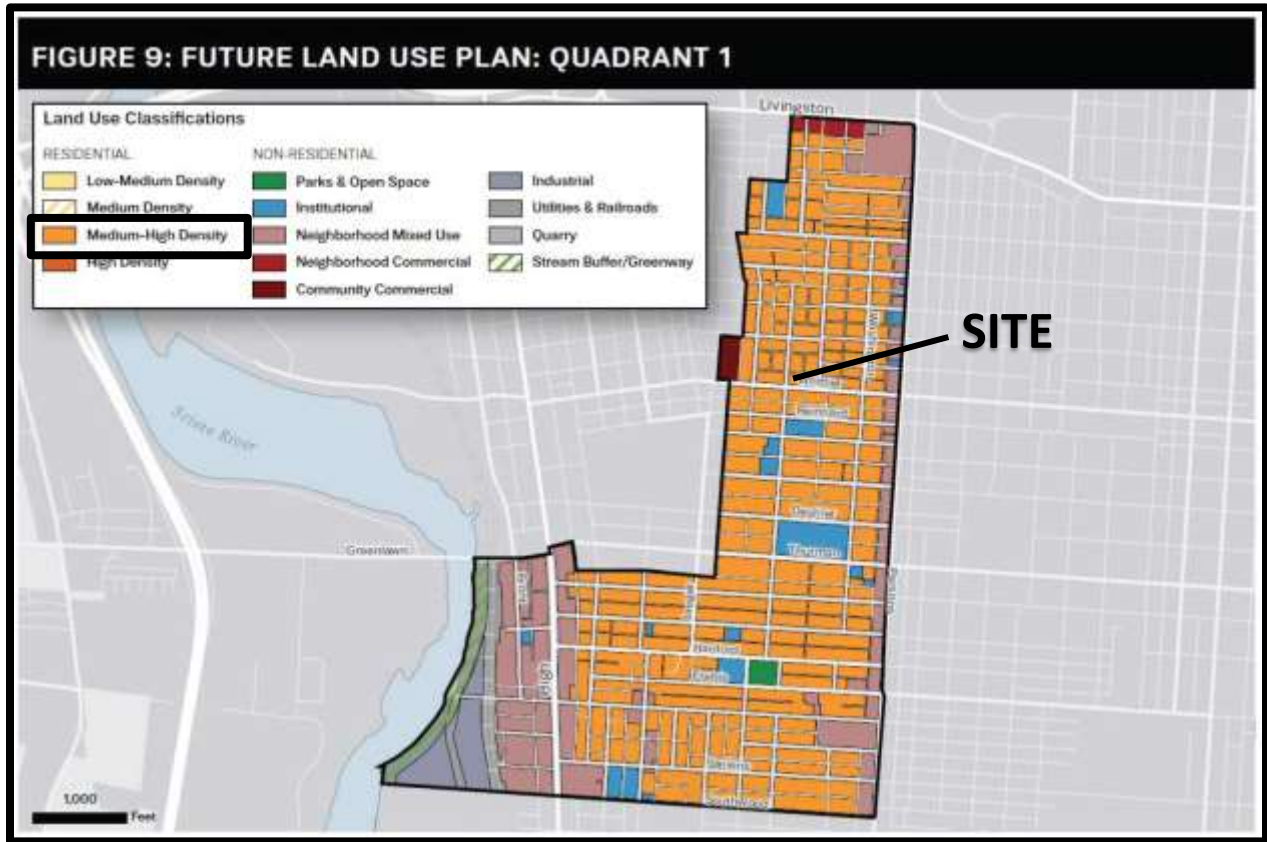


David Hodge



CV21-002
374 E. Whittier St.
Approximately 0.09 acres

South Side Plan (2014)



CV21-002
374 E. Whittier St.
Approximately 0.09 acres



CV21-002
374 E. Whittier St.
Approximately 0.09 acres

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

Case Number: CV21-002

Address: 374 E WHITTIER ST

Group Name: COLUMBUS SOUTHSIDE AREA COMMISSION

Meeting Date: FEB 23, 2021

- 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: 15-0

Signature of Authorized Representative: 
SIGNATURE

SOUTHSIDE AREA COMMISSION
RECOMMENDING GROUP TITLE

614-285-4901 X1100
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 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 #: CV21-002

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) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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)

| | |
|---|-----------|
| <p>1. Kreais LLC 752 Forest Street Columbus, Ohio 43206</p> | <p>2.</p> |
| <p>3.</p> | <p>4.</p> |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 22nd day of January, in the year 2021

 Notary Seal Here

SIGNATURE OF NOTARY PUBLIC



My Commission Expires
DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 N.C.

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