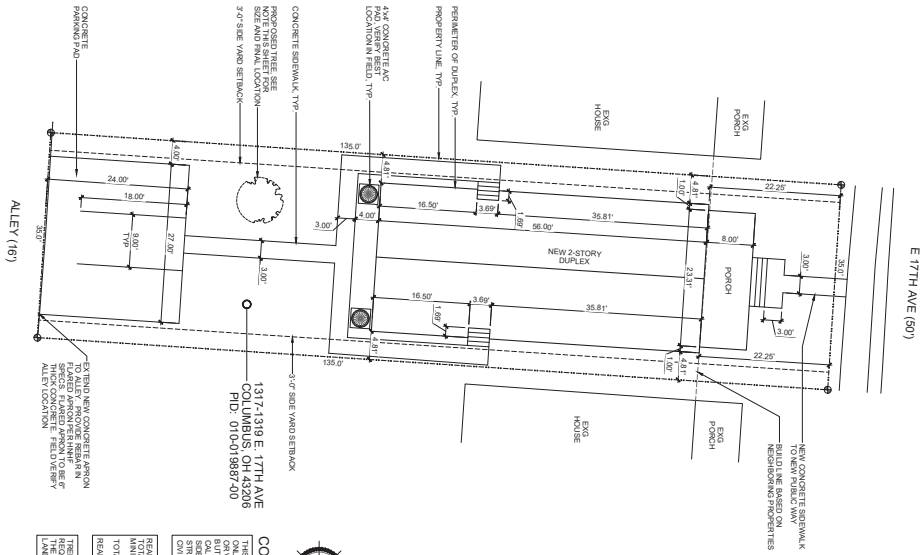


1 | SITE STUDY

Final Site Plan Received 5.26.23 Sheet 1 of 1 CV22-127



1317-1319 E. 17TH AVE
COLUMBUS, OH 43206
P.O. 010-0/9887-500



SITE STUDY
1" = 10'-0"

COLUMBUS ZONING: R-3

THIS SITE PLAN IS FOR PRELIMINARY SITE STUDY PURPOSES ONLY. IT IS NOT A FINAL PLAN. ALL INFORMATION INCLUDING BUT NOT LIMITED TO, CONTOUR ELEVATIONS, SETBACKS, SIDEWALK, DRIVEWAYS, AND ANYTHING TO OR BEYOND THE PROPERTY LINE, SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE CLIENT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER OR OTHER APPLICABLE AGENCIES.

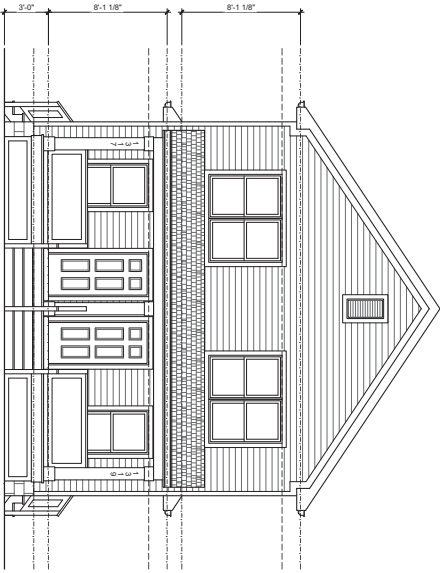
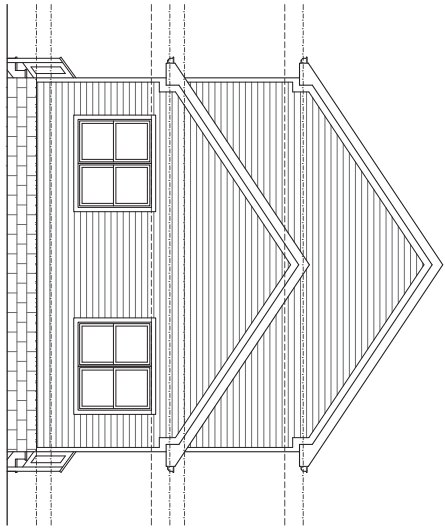
PLAN YARD CALCULATIONS:
 TOTAL YARD SQUARE FOOTAGE = 4,224.99 SF
 MINIMUM YARD SQUARE FOOTAGE = 4,224.99 SF x 0.25 = 1,056.25 SF
 TOTAL REAR YARD SQUARE FOOTAGE = 1,986.61 SF

REAR YARD > 25' ON REAR YARD REQUIREMENT - COMPLES

FRONT YARD: THE FRONT YARD SHALL MEET THE SIZE OF THE FRONT YARD AS SPECIFIED IN THE ZONING CODE. THE FRONT YARD SHALL BE DETERMINED AT THE TIME THE PLAN IS SUBMITTED.

<p>SB Architects ARCHITECTURAL DESIGN 614.232.7751 WWW.SBARCHITECTS.COM</p>	<p>DATE: 05/26/2023</p> <p>SCALE: 1" = 10'-0"</p> <p>SHEET DESCRIPTION: SITE STUDY</p> <p>DATE: 05/19/2022</p> <p>DESIGNER: [Name]</p> <p>PROJECT: 1317-1319 E. 17TH AVE</p>
<p>Healthy Homes A HEALTHY NEIGHBORHOODS - HEALTHY HOMES INITIATIVE</p>	<p>1317-1319 E 17TH AVE COLUMBUS, OHIO 43211 PREPARED FOR:</p>

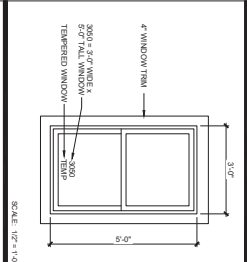
2 REAR ELEVATION



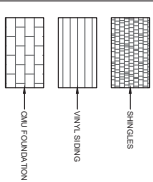
1 Final Building Elevations Received 5.26.23 Sheet 1 of 2 CV22-127

FRONT ELEVATION

WINDOW LEGEND



ELEVATION MATERIAL LEGEND



DATE REVISION CHANGE DESCRIPTION

#	DATE	REVISION	CHANGE DESCRIPTION

1317-1319 E 17TH AVE
 COLUMBUS, OHIO 43211
 NEW 2-STORY DUPLEX
 PREPARED FOR:

Healthy Homes

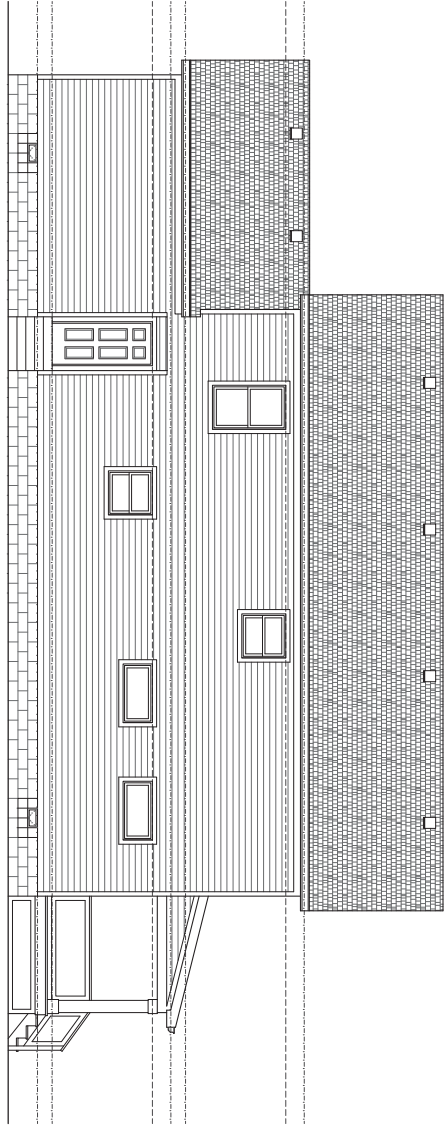
A HEALTHY NEIGHBORHOODS, HEALTHY FAMILIES INITIATIVE

SBA Studios
 ARCHITECTURAL DESIGN
 614.262.7751 WWW.SBA-STUDIOS.COM

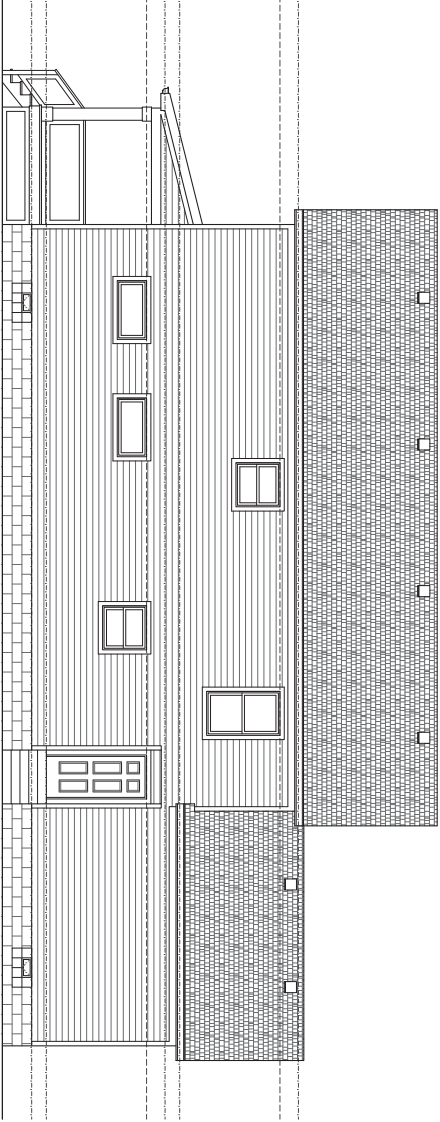
SCALE: 1/8" = 1'-0"
 SHEET DESCRIPTION:
 EXTERIOR ELEVATIONS
A2-1

DATE: 05/19/2022
 DESIGNER: NEW
 DRAWN BY: NEW
 8841 17TH AVE PROJECT # 2022-292

STATE OF OHIO
 ARCHITECTURAL BOARD
 ARCHITECT
 SBA Studios, LLC
 614.262.7751
 8841 17TH AVE, COLUMBUS, OHIO 43211



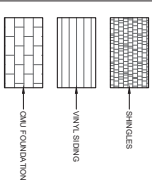
2 LEFT ELEVATION



1 RIGHT ELEVATION

Final Building Elevations Received 5.26.23 Sheet 2 of 2 CV22-127

ELEVATION MATERIAL LEGEND



DATE REVISION CHANGE DESCRIPTION

1317-1319 E 17TH AVE
COLUMBUS, OHIO 43211
NEW 2-STORY DUPLEX
PREPARED FOR:

Healthy Homes
A HEALTHY NEIGHBORHOODS, HEALTHY FAMILIES INITIATIVE

SCALE: 1/8" = 1'-0" (AS SHOWN)
SHEET DESCRIPTION: EXTERIOR ELEVATIONS
DATE: 06.19.2022
DESIGNER/INCHARGE: A2-2
DATE: 06.19.2022
PROJECT: 1317-1319 E 17TH AVE

Healthy Homes

Statement in Support of Variance(s)

The site is located on 17th Avenue just East of Louis 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 three surface parking spaces at the rear of the lot with parking accessed from the back alley, as depicted on the submitted site plan. The proposed three surface parking spaces does not meet the minimum number of parking spaces required under Section 3312.49, as one more is required. 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.

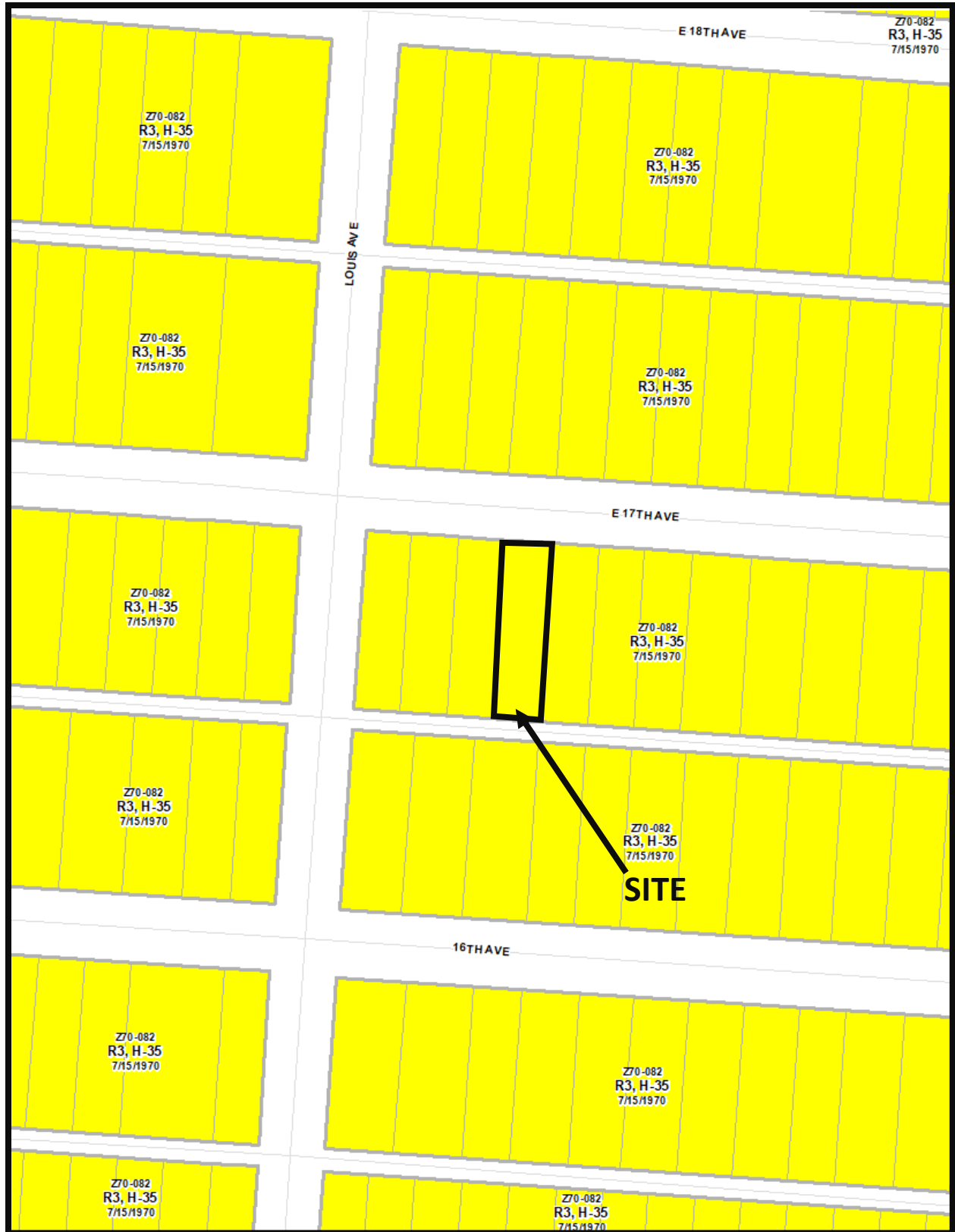
Applicant requests the following variances:

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 35 feet (*existing*).
3. **Section 3332.13:** R-3 area district requirements, existing lot is 3675 sq ft., which is less than the 5,000 sq. ft. requirement.
4. **Section 3312.49:** 2 off-street parking spaces per dwelling are required, whereas as 3 parking spaces are proposed instead of 4.

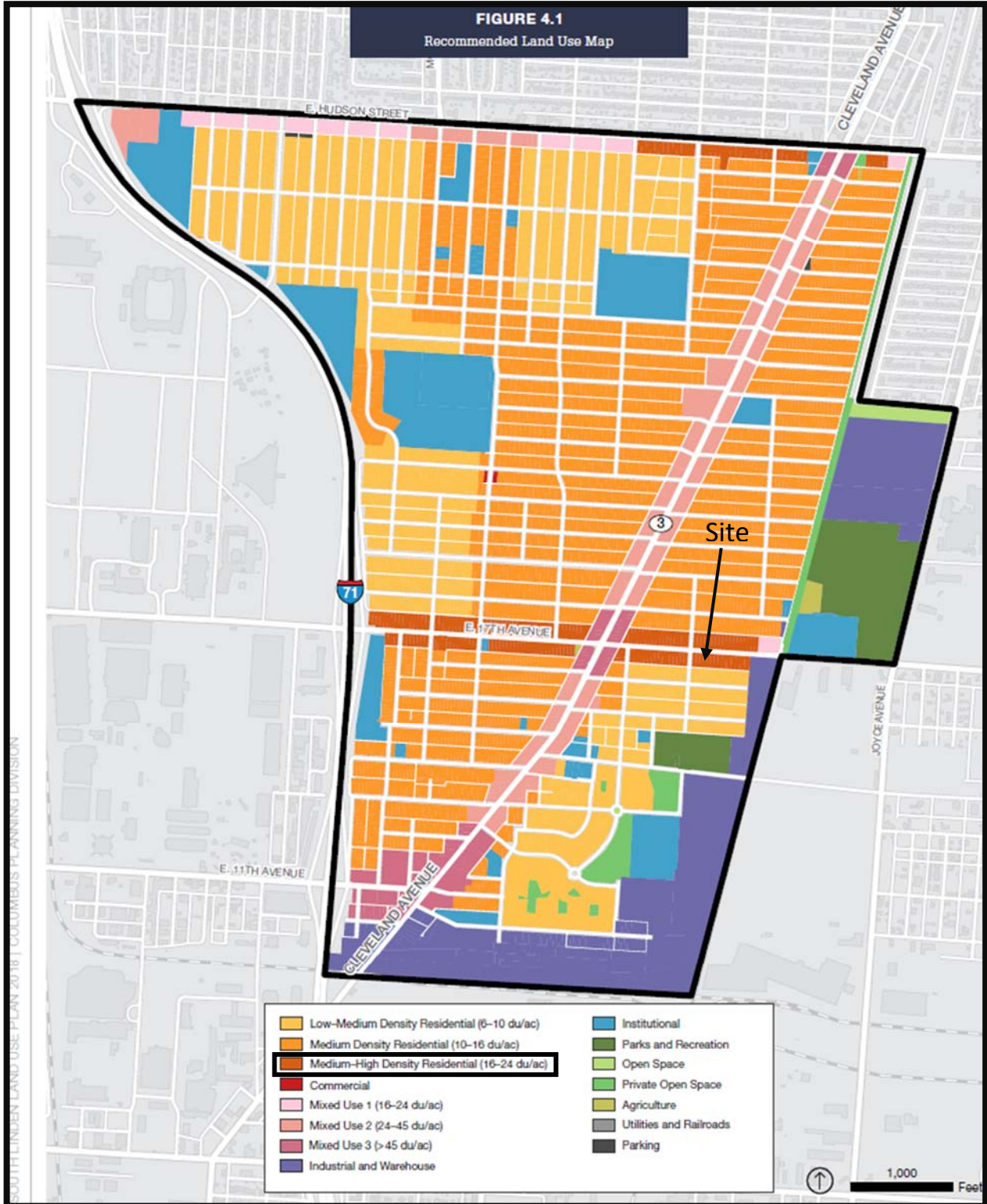
Signature of Applicant



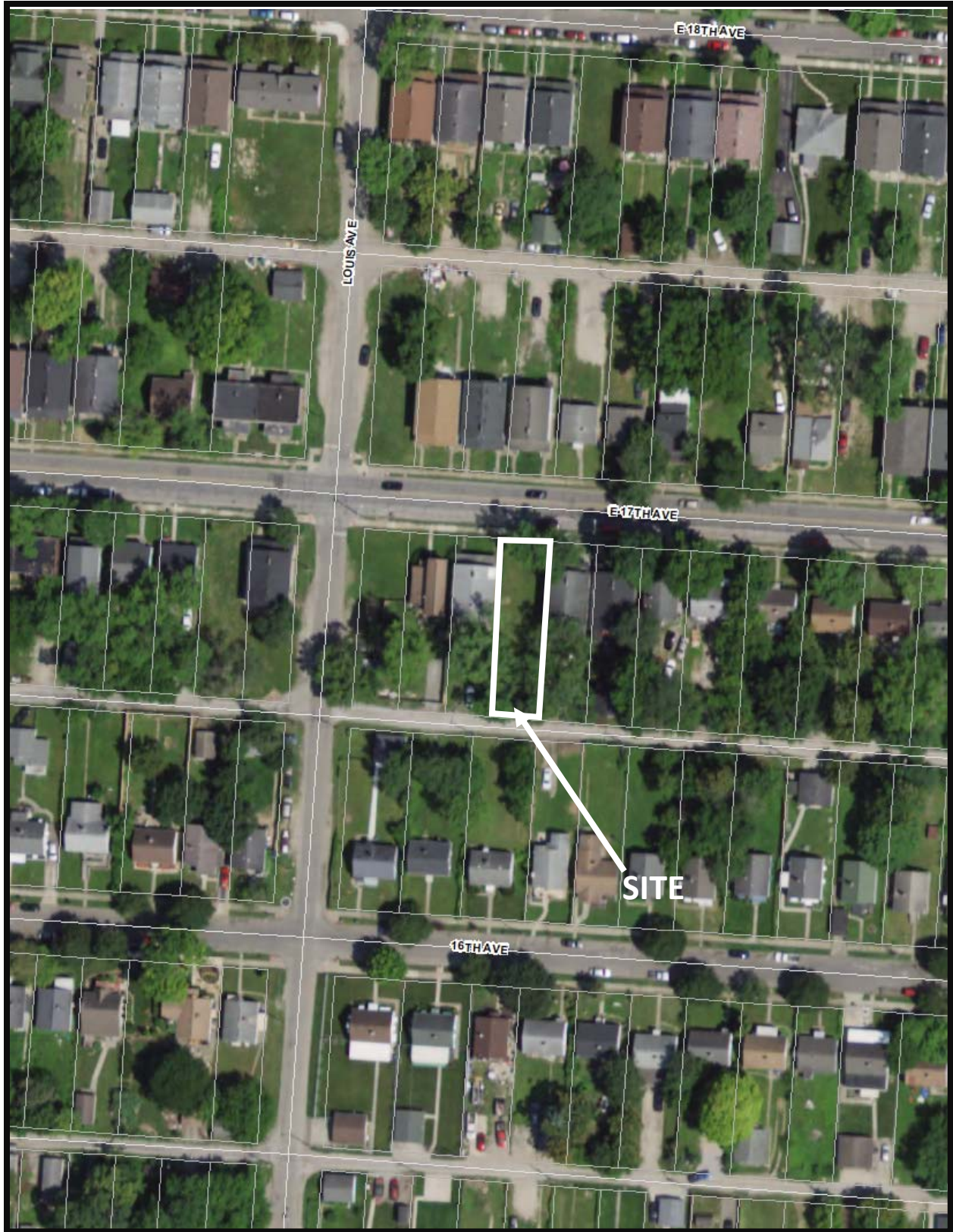
Date 11-14-22



CV22-127
1317 - 1319 E. 17th Ave.
.11 Acres



CV22-127
1317 - 1319 E. 17th Ave.
.11 Acres



CV22-127
1317 - 1319 E. 17th Ave.
.11 Acres

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

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

Case Number CV22-127

Address 1317-19 E. 17TH 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

RECEIVED
FEB 22 2023
BUILDING & ZONING SERVICES

LIST BASIS FOR RECOMMENDATION:

- 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.
- 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.
- 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: Motion Passed with 6 In FAVOR; 2 Abstention(s); 0 Opposition(s)

<input checked="" type="checkbox"/> Duckworth	<input checked="" type="checkbox"/> Jamison	<input type="checkbox"/> T. Wade <u>abstain</u>
<input type="checkbox"/> Erkins <u>absent</u>	<input type="checkbox"/> Redman <u>abstain</u>	<input checked="" type="checkbox"/> P. Williams
<input checked="" type="checkbox"/> Ferguson	<input checked="" type="checkbox"/> K. Wade	<input checked="" type="checkbox"/> S. N. Williams

Vote 6: 2: 0

Signature of Authorized Representative Peggy A. Williams, Zoning Chair

Recommending Group Title SOUTH LINDEN AREA COMMISSION

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 #: CV22-127

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 HNHF Realty Collaborative 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 14th 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.