

ZONING INFORMATION

ADDRESS	PARCEL NO.	PARCEL AREA	ZONING CLASSIFICATION
86-88 YALE AVENUE	010-00223-00	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-01	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-02	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-03	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-04	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-05	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-06	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-07	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-08	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-09	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-10	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-11	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-12	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-13	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-14	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-15	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-16	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-17	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-18	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-19	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-20	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-21	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-22	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-23	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-24	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-25	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-26	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-27	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-28	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-29	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-30	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-31	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-32	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-33	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-34	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-35	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-36	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-37	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-38	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-39	0.10 ACRES	RESIDENTIAL
86-88 YALE AVENUE	010-00223-40	0.10 ACRES	RESIDENTIAL

NOTES

1. EXISTING UTILITIES SHOWN FOR INFORMATION ONLY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT TESTED OR VERIFIED THE DEPTHS OR LOCATIONS OF EXISTING UTILITIES. THE USER SHALL VERIFY THE DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS AND THE OHIO DEPARTMENT OF PUBLIC SAFETY (DPS) FOR THE CONSTRUCTION OF THE PROJECT.

3. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE OHIO DEPARTMENT OF PUBLIC SAFETY (DPS) FOR THE CONSTRUCTION OF THE PROJECT.

4. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE OHIO DEPARTMENT OF PUBLIC SAFETY (DPS) FOR THE CONSTRUCTION OF THE PROJECT.

PROJECT SCOPE OF WORK

THE CONSULTANT SHALL PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE PROJECT SCOPE OF WORK SHALL INCLUDE THE FOLLOWING:

- 1. PRELIMINARY DESIGN AND CONSTRUCTION DOCUMENTS.
- 2. OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS AND THE OHIO DEPARTMENT OF PUBLIC SAFETY (DPS).
- 3. CONSTRUCTION ADMINISTRATION SERVICES.

SITE DATA TABLE

TOTAL SITE AREA	0.10 ACRES
TOTAL DEVELOPABLE AREA	0.10 ACRES
TOTAL EXISTING IMPROVEMENTS	0.00 ACRES
TOTAL EXISTING UTILITIES	0.00 ACRES
TOTAL EXISTING PAVEMENT	0.00 ACRES
TOTAL EXISTING CURBS	0.00 ACRES
TOTAL EXISTING SIDEWALKS	0.00 ACRES
TOTAL EXISTING TREES	0.00 ACRES
TOTAL EXISTING UTILITIES	0.00 ACRES
TOTAL EXISTING PAVEMENT	0.00 ACRES
TOTAL EXISTING CURBS	0.00 ACRES
TOTAL EXISTING SIDEWALKS	0.00 ACRES
TOTAL EXISTING TREES	0.00 ACRES

LEGEND

SYMBOLS	DESCRIPTIONS
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING CURB
[Symbol]	EXISTING PAVEMENT
[Symbol]	EXISTING UTILITIES
[Symbol]	EXISTING TREES
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING CURB
[Symbol]	EXISTING PAVEMENT
[Symbol]	EXISTING UTILITIES
[Symbol]	EXISTING TREES
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING CURB
[Symbol]	EXISTING PAVEMENT
[Symbol]	EXISTING UTILITIES
[Symbol]	EXISTING TREES



NOTE: BUILDING FOOTPRINTS ARE CONCEPTUAL IN NATURE AND MAY RECEIVE MINOR ADJUSTMENTS TO REFLECT ENGINEERING, TOPOGRAPHICAL, MARKET AND ARCHITECTURAL DRAWINGS ARE FINALIZED.

SCALE: 1" = 20'

DATE: 5 JAN 2023

CV22-125
01/05/2023

CONSULTOR: ALAN TEBBE, P.E.
PROFESSORIAL ENGINEER
STATE OF OHIO
5 JAN 2023
CV22-125
01/05/2023

JOB NO. 3055	DRAWN BY: MAM	DESIGN BY: MAM	CHECKED BY: OAT	SHEET: 1	DATE: 5 JAN 2023	PROJECT: CV22-125	TITLE: ZONING SITE PLAN FOR YALE AVENUE MULTI-FAMILY DEVELOPMENT	ADDRESS: 86-88 YALE AVENUE, COLUMBUS, OHIO	OWNER: TEBBE CIVIL ENGINEERING, LLC	PROJECT NO. 4700 Lakehurst Court, Suite 135, Dublin, Ohio 43016	PHONE: (614) 845-5888	EMAIL: info@tebbecivil.com	REVISION RECORD	
													NO.	DATE

Statement in Support of Variances

86-88 Yale Ave, Columbus, OH 43222

PID: 010-007225

This parcel is currently zoned AR1, H35. The proposal is to keep the current zoning with new Council Variances. The following variances would be required:

- 1) **3312.49 – Minimum Numbers of Parking Spaces Required (Table 1):** For 1,2,3 dwelling units two (2) spaces per unit are required.

A variance is requested to reduce the required spaces to two (2) spaces per lot from four (4) spaces per lot.

- 2) **3333.02 - AR-12, ARLD and AR-1 apartment residential district use:** “Within an AR-12, ARLD or AR-1 apartment residential district no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for other than one or more of the following specified uses...”

A variance requested to allow a two-unit dwelling in an AR-1 district.

- 3) **3333.09 - Area requirements:** “In an AR-12, ARLD, AR-1, AR-2, AR-3, AR-4 or AR-O area district no building shall be erected or altered except in accordance with this code and on a lot with a width of no less than 50 feet; however, on terminus of a cul-de-sac, curved street or T-turn-around the lot frontage may be reduced to no less than 40 feet, provided the lot width at the building line shall be no less than 50 feet.”

A variance requested to reduce the required lot width to twenty-five feet (25’).

- 4) **3333.23 - Minimum side yard permitted:** “The minimum side yard shall be the least dimension between any part of the building or structure and the side lot line, which least distance shall be as follows: (a) In AR-12, ARLD, AR-1, AR-2, and AR-4 Districts - 5 feet.”

1. A variance is requested to reduce the required minimum side yard to three feet (3’)
2. For Parcel 1, the northernmost lot, at the intersection of North Yale Avenue and Cable Avenue a variance is requested to reduce the required minimum side yard to two feet (2’)

This zoning application is to allow two-unit dwellings that would have been allowed under the R-4 zoning prior to CV21-082 which changed the parcel to AR1. The side yard variance requested is the distance that would have been allowed under the original R4 zoning. The proposed project is to build a total of six (6) two-unit dwellings (duplexes) for a total of twelve (12) dwellings across the parcel. This is the same density as the site is currently zoned for except in a different configuration. The above stated variances are required to divide the current parcel into six (6) individual parcels each with a duplex and garage. The requested variances will not adversely affect the neighborhood, neighboring properties, or the delivery of any governmental services.



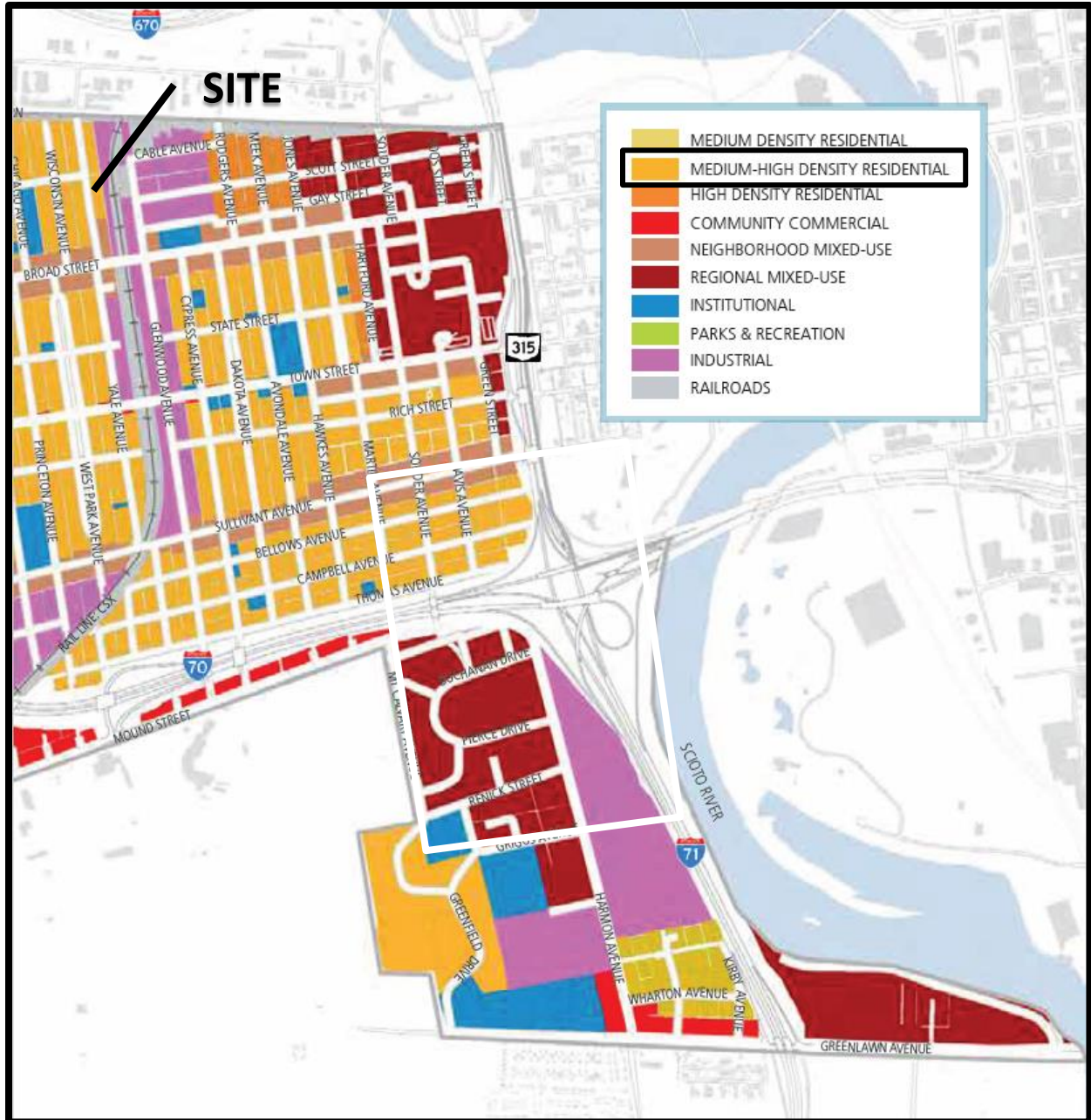
Signature of Applicant: New City Homes LLC c/o Andrew Wappner

01/05/2023

Date



CV22-125
86 N. Yale Ave.
Approximately 0.38 acres



CV22-125
86 N. Yale Ave.
Approximately 0.38 acres



CV22-125
86 N. Yale Ave.
Approximately 0.38 acres

Standardized Recommendation Form

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	<u>CV22-125</u>
Address	<u>86-88 N. Yale</u>
Group Name	<u>FRANKLINTON AREA COMMISSION</u>
Meeting Date	<u>1/10/23</u>
Specify Case Type	<input checked="" type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

2-unit version

Vote	<u>11 for, 7 abstentions</u>
Signature of Authorized Representative	<u>/s/Jason Boylan /s/Jackie Miles, FAC</u>
Recommending Group Title	<u></u>
Daytime Phone Number	<u>614-406-4371</u>

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 #: CV22-125

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) Andrew Wappner
of (COMPLETE ADDRESS) 156 E 3rd Ave, Columbus, OH 43201

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. New City Homes LLC PO BOX 732, Worthington, OH 43085 Employees: 15</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature] 11/04/2022

Sworn to before me and signed in my presence this 4th day of November, in the year 2022

[Signature] Notary Seal Here
SIGNATURE OF NOTARY PUBLIC My Commission Expires



BEVERLY L. KAZEE
Notary Public
State of Ohio
My Comm. Expires
April 28, 2025

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