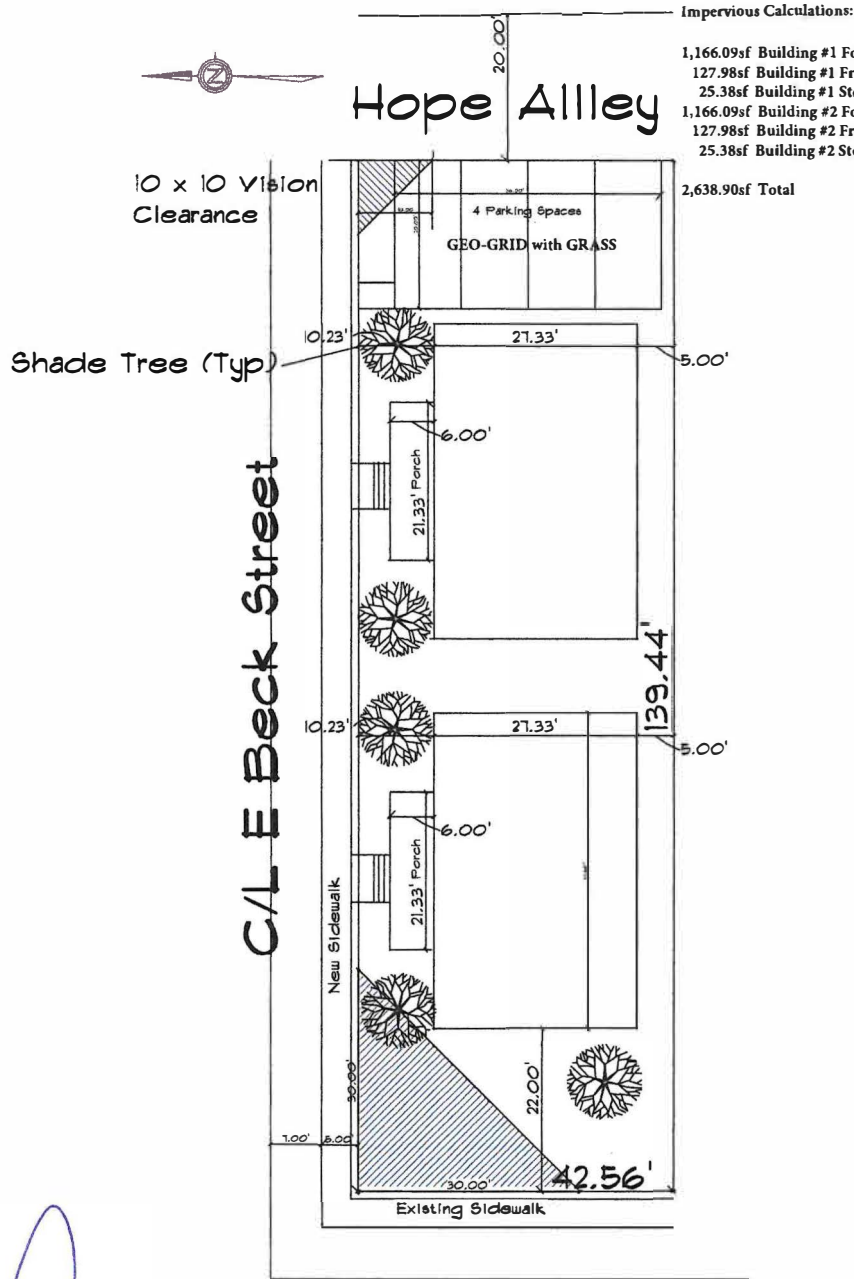


729 E. Beck Street
 Lot 233 Swayne
 Parcel # 010-021692-00
 1" = 20'

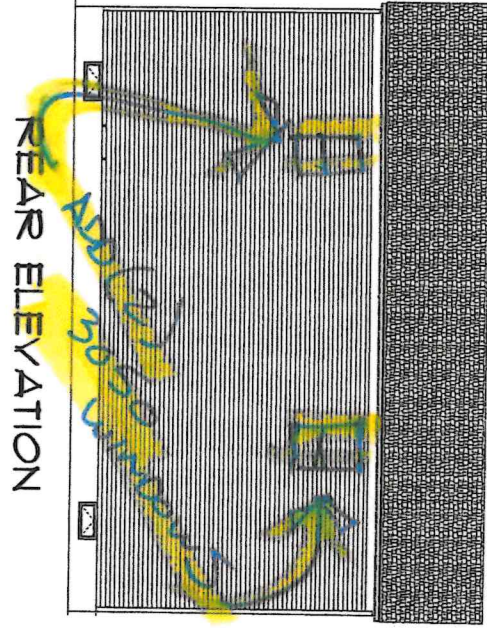


C/L S 17th Street

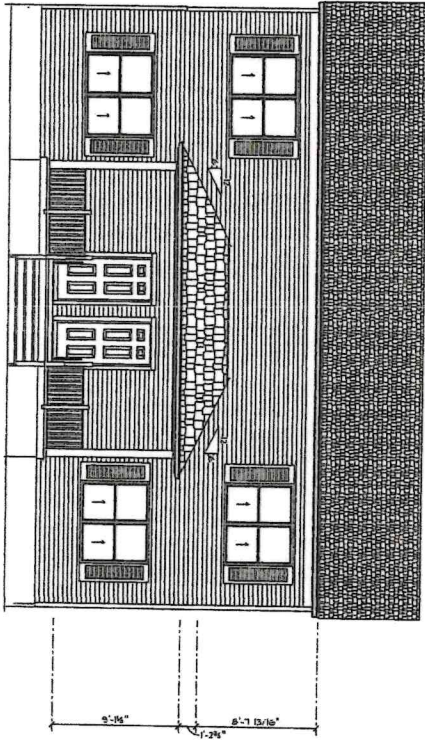
Item	Requirement	Per Plan	Required Variance
Total Lot Area	6,000 SF	5,934	To decrease the Required Lot area from 6,000 SF to 5,934 SF
Lot Coverage	50%	42.3%	Comply: No Variance Required
Set Back from Back St.	10 LF	10.23 LF	Comply: No Variance Required
Alley Vision Clearance	10 x 10	10 x 4.85	To Allow a parking spot to Occupy a part of the Vision Area
Off Street Parking	8	4	Requires a variance of 4 Spaces
Side Yard	5' (20% Max 16')	Complies	To Allow parking in sideyard
Rear Yard Set Back	742 SF (25%)	348 SF 11.7%	To decrease the Rear Yard Setback from 25% to 11.7%

(1) House to the South is Approx 22' to Main House

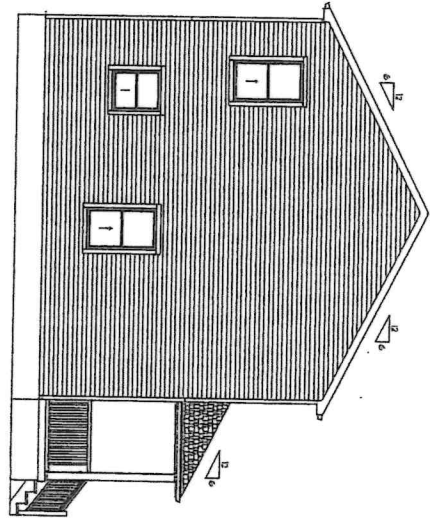
R. G. G. G.
 12/27/2022



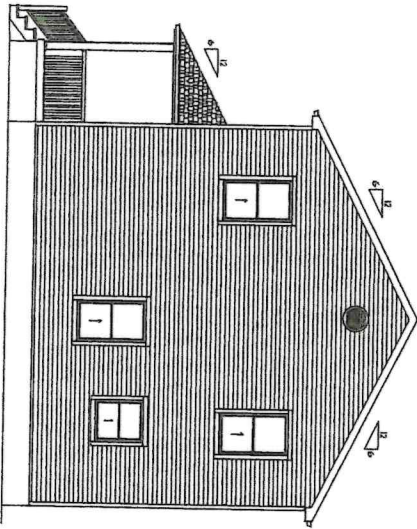
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

CV22-086 Final Received 12/27/2022 Page 2 of 2

Handwritten signature and date:
 [Signature]
 12-27-22

Beck Street

ELEVATION PLAN

6/8/2022

A-4a

SHEET

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):

***** See Attached Letter *****

Signature of Applicant  Date 8/23/2022

December 27, 2022

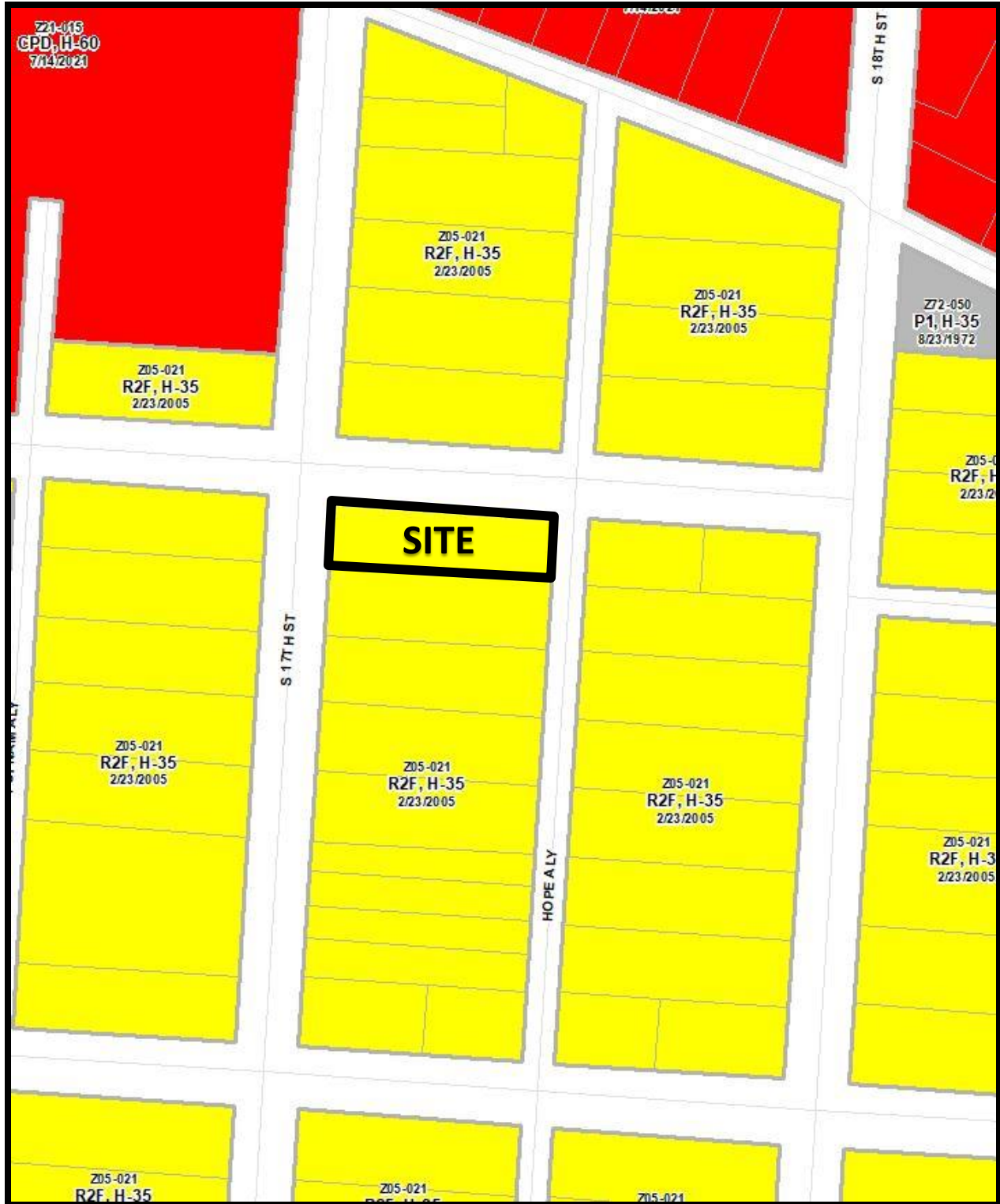
Statement of Hardship Attachment

729 E Beck Street, Columbus OH 43206 / Parcel #010-021692-00

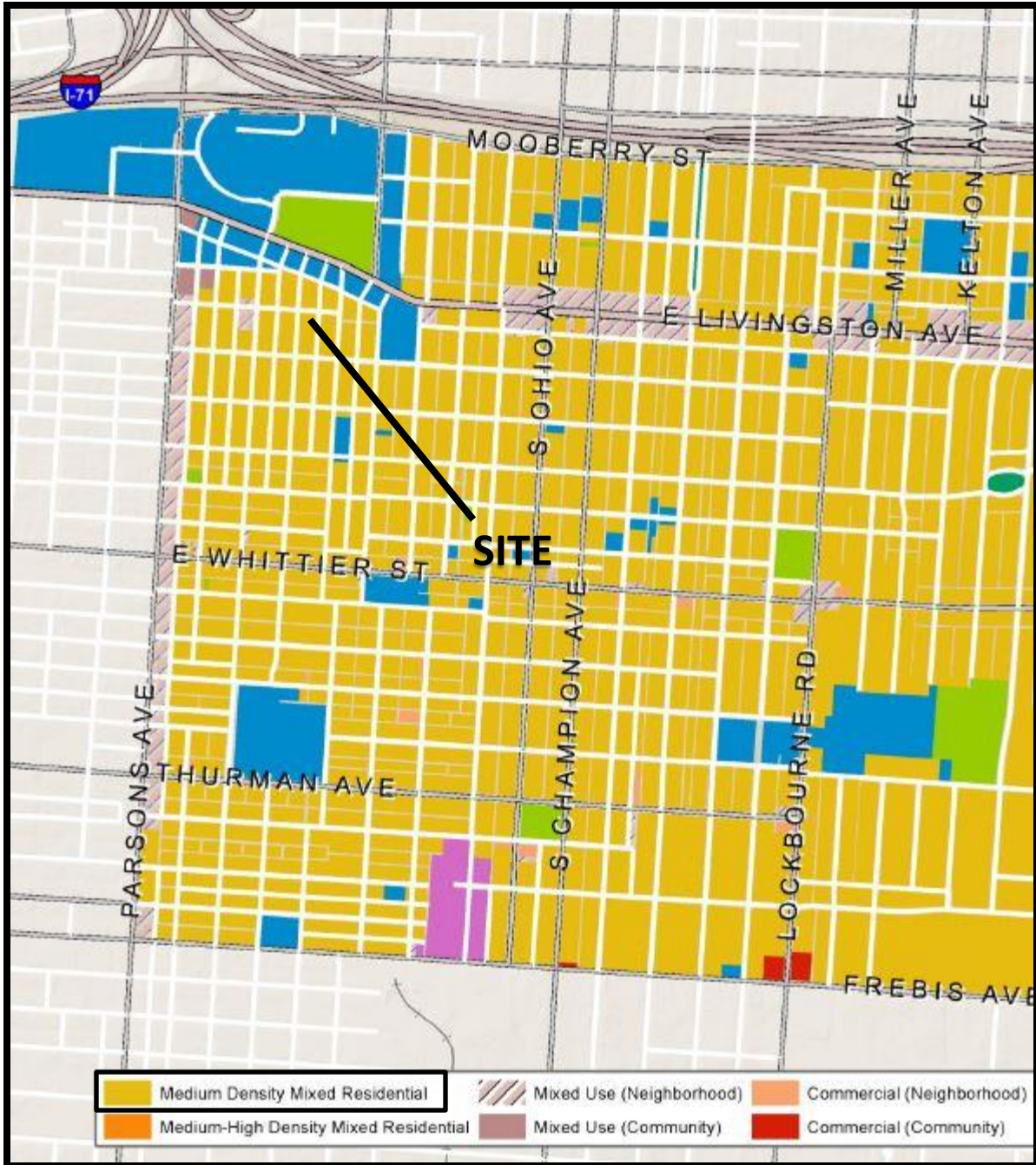
The 0.13 +/- Acre Site is located at the corner of E Beck Street and S 17th Street. Current zoning is R2F which allows for 1-2 family. Current use is a vacant lot. The current site has been a vacant lot since the 768 square feet home was demolished in 2018 due to a house fire. The owner / applicant's desire is to build (2) 2-unit dwellings on 1 lot. The lot will contain 4 parking spaces of Hope Alley. The previous house that was demolished was a small 2 -story that sat back at the corner of E Beck Street and Hope Alley, giving the appearance of a vacant lot from S 17th Street. The general area is surrounded by 1-unit, 2-unit, 3-unit and other mixed-use dwellings. The proposed new construction is in line with the neighborhood. In order to convert the vacant lot into (2) 2-unit dwellings and profitable venture, the City Council must grant the requested variances. The granting of the variances will not be injurious to neighboring properties and will not be contrary to the public interest nor the intent of the zoning code nor 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.

Variance list for 729 E Beck Street

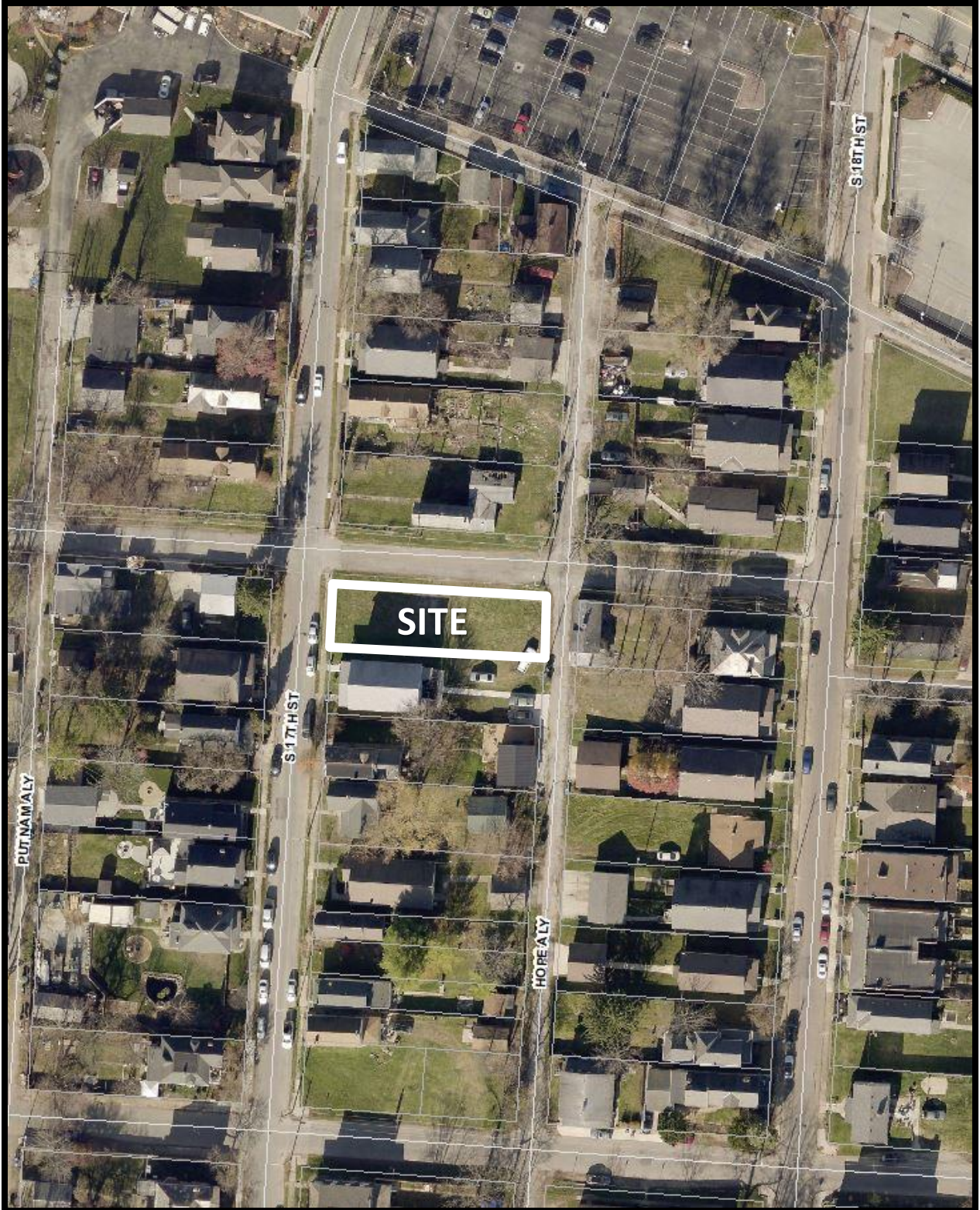
- 1) 3312.49 Minimum numbers of parking spaces required: We request to reduce the number of parking spaces required from 8 down to 4.
- 2) 3321.05 10'x10' Vision Clearance. We request to allow for a small portion of the 1st parking spot to fall within required 10'x10' vision clearance triangle.
- 3) 3332.037 - R-2F residential district permitted uses. R2F permits 1-2 family on 1 lot. We request (2) 2-unit dwellings (for a total of 4 units) on 1 lot.
- 4) 3332.14 - R-2F area district requirements: In an R-2F area district a principal building shall be situated on a lot of no less than 6,000 square feet in area; a one-story, two-family dwelling shall be situated on a lot no less than 3,600 square feet in area per unit; and a two-story, two-family dwelling shall be situated on a lot of no less than 3,000 square feet per dwelling. We request 1,483.64 square feet per dwelling.
- 5) 3332.26 Minimum side yards permitted. We request to permit parking in the east side yard.
- 6) 3332.27 Rear yard shall be 25% of the total area. We request a total rear yard of 16.08% of the total area.



CV22-086
729 E. Beck St.
Approximately 0.13 acres



CV22-086
729 E. Beck St.
Approximately 0.13 acres



CV22-086
729 E. Beck St.
Approximately 0.13 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

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

Case Number: _____

Address: 729 Beck St. _____

Group Name: Columbus Southside Area Commission _____

Meeting Date: October 25, 2022 _____

- Specify Case Type: [] BZA Variance / Special Permit [X] Council Variance [] Rezoning [] Graphics Variance / Plan / Special Permit

- Recommendation: (Check only one and list basis for recommendation below) [X] Approval [] Disapproval

NOTES: Approved by Southern Orchards Civic Association, Columbus South Side Area Commission Zoning Committee & Columbus South Side Area Commission with no dissent.

Vote: 9-0 _____

Signature of Authorized Representative: Kathryn J. Green _____

SIGNATURE Co-Chair, Zoning Committee _____

RECOMMENDING GROUP TITLE 614-565-1476 _____

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; RU 0S, / WR 5VVLJQHIG 30DQQHU & LW\ RI MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-086

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) Rob Gordon
of (COMPLETE ADDRESS) 605 N. HIGH STREET #142 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 (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. <u>SVETLANA SHAULOVA</u> <u>8044 CRESCENT DRIVE</u> <u>LEWIS CENTER OH 43035</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 23 day of February, in the year 2023

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 12-14-2026
Notary Seal: SHEZONNE E. ZACCARDI
Notary Public
State of Ohio
My Comm. Expires
December 14, 2026

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