

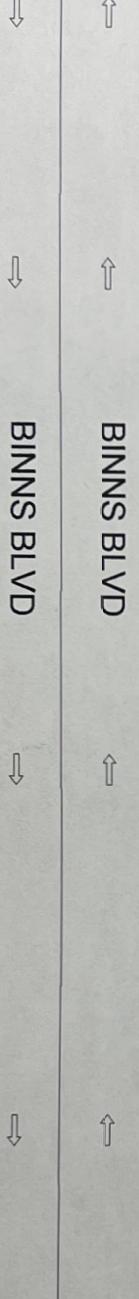
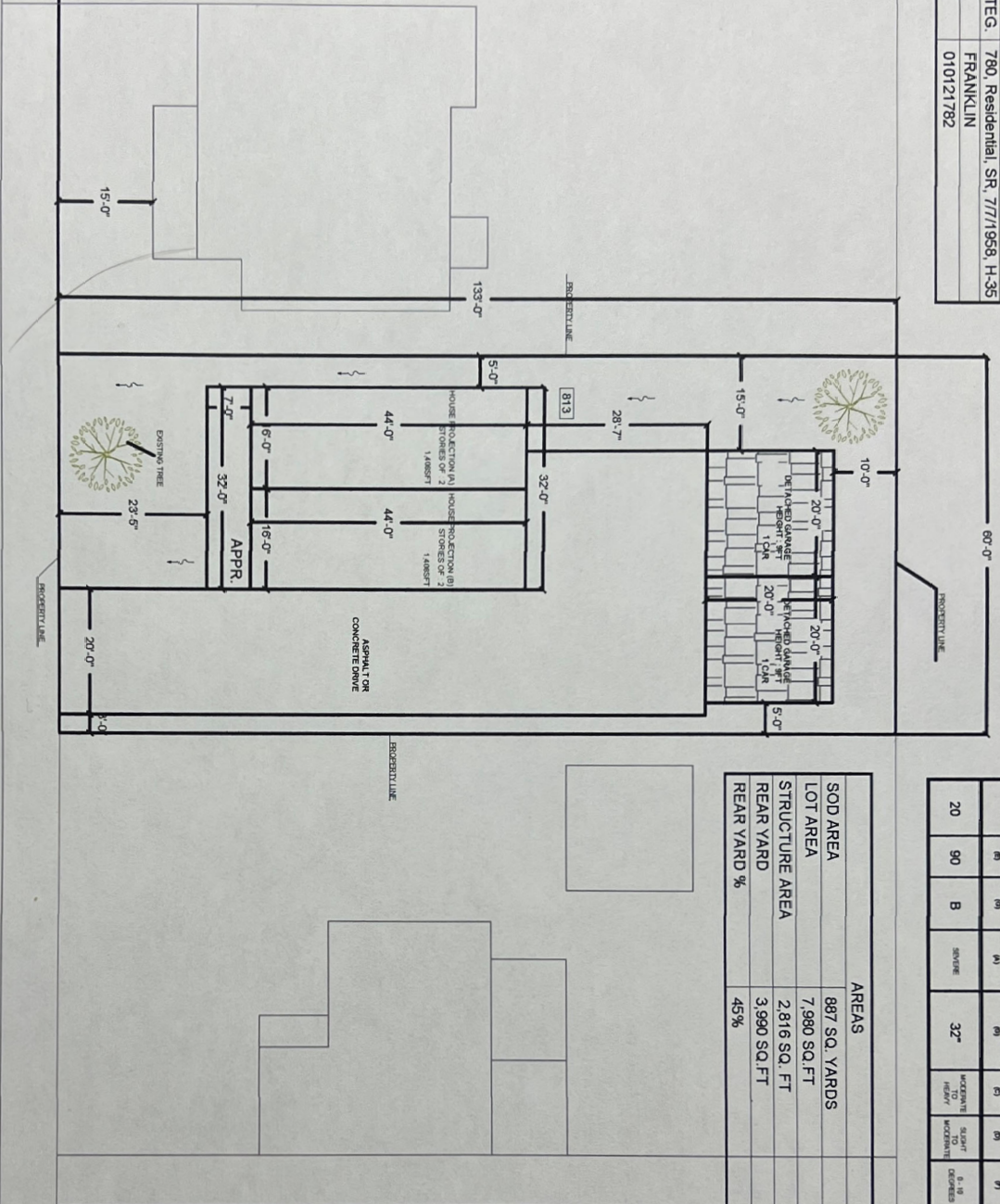
ADDRESS:	944 BINNS BLVD, COLUMBUS, OH
OWNER:	NAVARRO RAUDALES AUGUSTO
TOTAL AREA:	7,980 S.F.
CLASSIFICATION:	R3
GENERAL ZONING CATEG.:	R3
COUNTY:	FRANKLIN
PARCEL NUMBER:	010121782

ORD#1144-2023; CV22-119; Page 1

TABLE (RM) 2 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

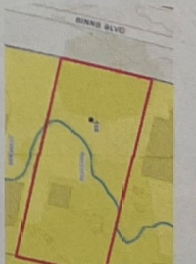
ORLAND TYPED FROM TABLE	WIND SPEED CATEGORY (1)	SEMI- ARID CLIMATE (2)	WIND DIRECTION (3)	SUBJECT TO DAMAGE FROM			WIND TEMPERATURE (7)	FIELD WATER LAND REQUIRED (8)	FLOOD HAZARD (9)	ICE FREEZING HAZARD (10)	SEMI- ARID ANNUAL PRECIP. (11)
				FROST DAYS (4)	THUNDER (5)	ICE (6)					
20	90	B	SOURCE	32"				153	20	90	B

AREAS	
SOD AREA	887 SQ. YARDS
LOT AREA	7,980 SQ. FT
STRUCTURE AREA	2,816 SQ. FT
REAR YARD	3,990 SQ. FT
REAR YARD %	45%



SITE PLAN
SCALE: 1" = 8'

LAND ELEVATIONS MAP



SEE ELEVATION NOTES ON THE SITE PLAN FOR DETAIL

SYMBOLS NOTES

WATER RUN DIRECTION
[B13] EXISTING ELEVATION CONTOURS AT

Stacy R. Smith
03/22/2023

SVS

HOME IMPROVEMENT & DESIGN

PROJECT ADDRESS
944 Binns Blvd - Columbus, OH 43204
north SCALE 1:10

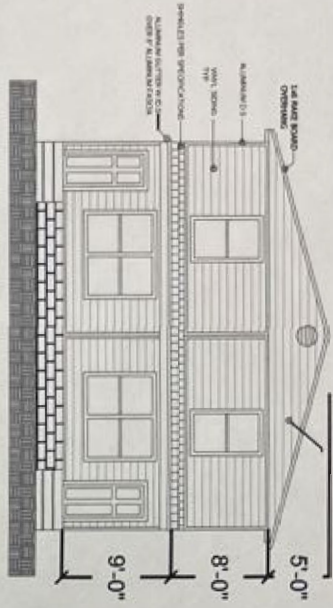
date 12/05/2022

BUILDING TYPE RESIDENTIAL

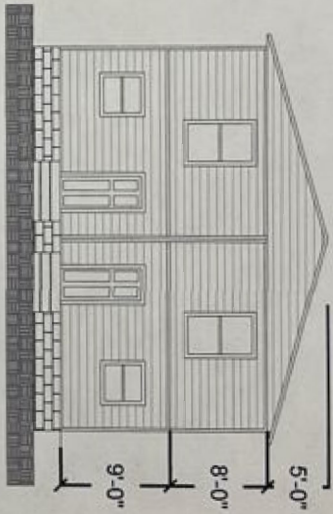
TITLE SITE PLAN

SHEET A1

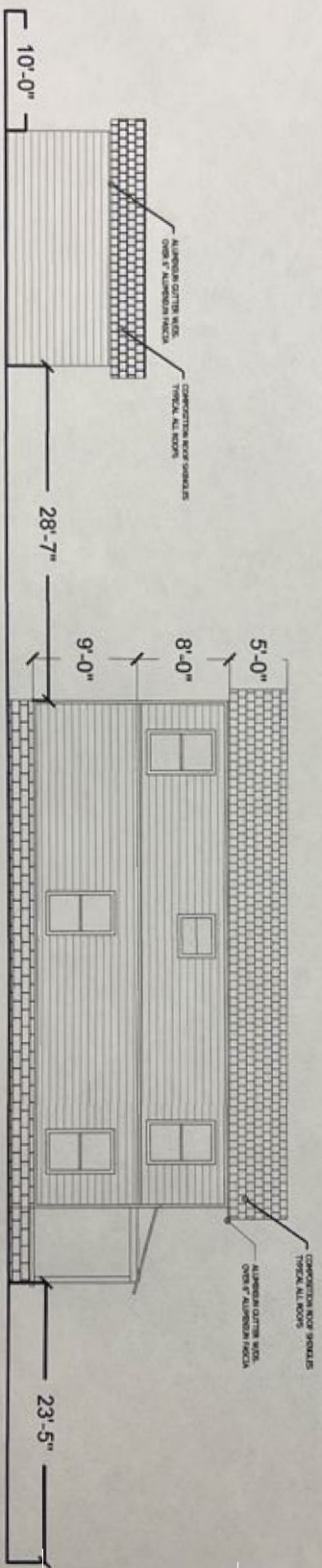
A1



ELEVATION
FRONT ELEVATION



ELEVATION
BACK ELEVATION



ELEVATION
SIDE ELEVATION

03/22/2023
Stetany Kusur
[Signature]

SVS

HOME IMPROVEMENT
&
DESIGN

PROJECT ADDRESS
 944 Blinn
 Blvd - Columbus,
 OH 43204
 north

SCALE
 1 1-5

date
 12/05/2022

BUILDING TYPE
 RESIDENTIAL

TITLE
 ELEVATION - MODEL
 SHEET
A2

**STATEMENT OF HARDSHIP
COUNCIL VARIANCE
944 BINNS BL**

The subject lot of registration located at 944 Binns Blvd - Columbus, OH 43204, is zoned 780, Residential, SR, 7/7/1958, H-35 .

This neighborhood is predominantly made up of 1 single-family homes, so we thought it would be appropriate to move your boundaries back to 2 Family Dwelling zoning.

Despite the change, this duplex will be residential use. We thought of a proposal of a house next to the other and with two floors, garage in the back of the lot with independent entrances for each duplex to have its exclusive access to its garage.

In the proposed project for this duplex, the minimum measures are being considered and we believe that it will not have any major impact on the neighbors.

Some neighboring lots have their garage at the bottom of the land, and some have two floors as well.

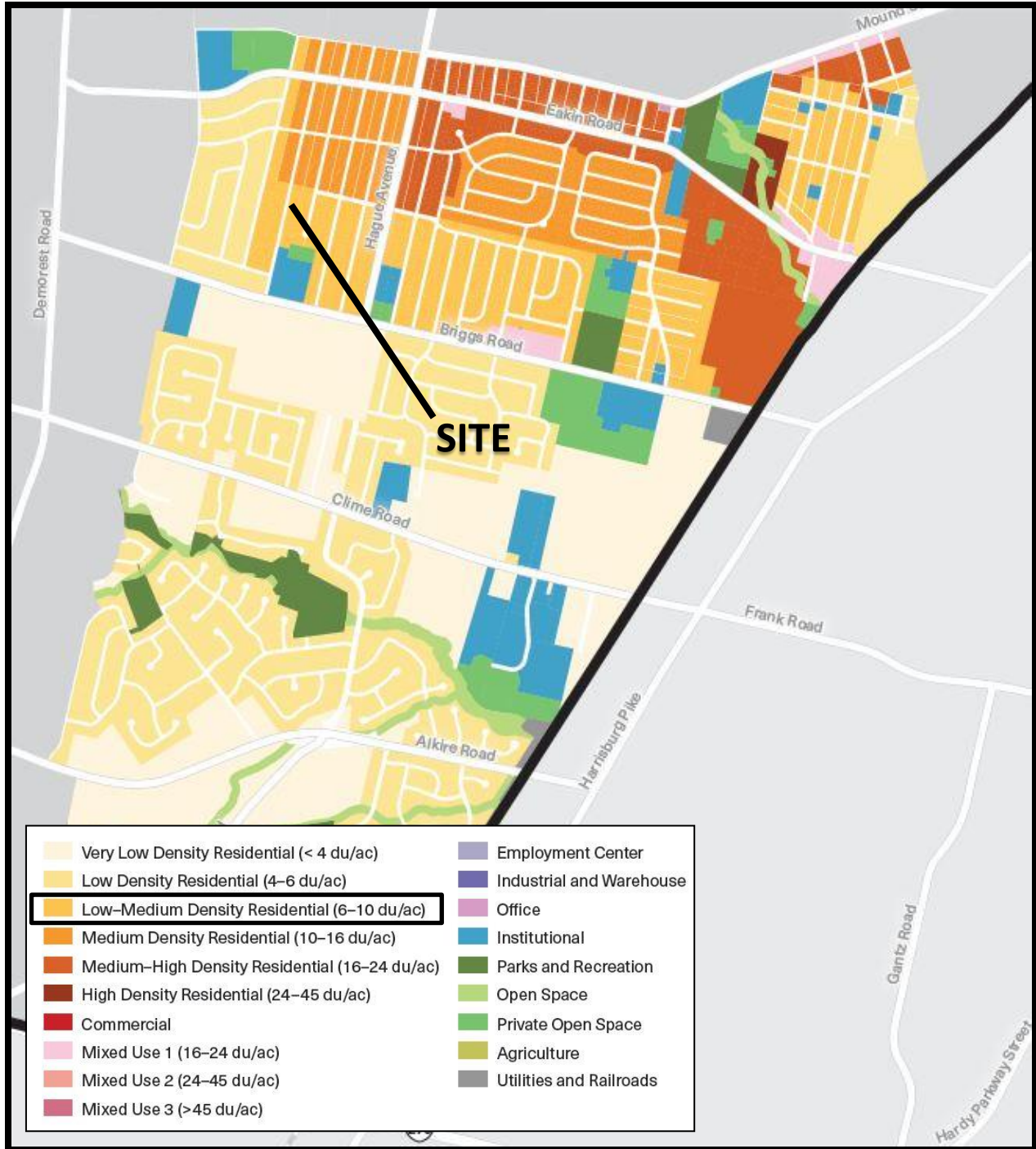
Zoning variances for this project include the following:

3332.029 – SR, Suburban Residential District

Applicant requests a variance to permit a residential district to allow a two-unit dwelling.



CV22-119
944 Binns Blvd.
Approximately 0.19 acres



CV22-119
944 Binns Blvd.
Approximately 0.19 acres



CV22-119
944 Binns Blvd.
Approximately 0.19 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 CV 22-119

Address 944 Binns Blvd

Group Name Greater Hilltop Area Commission

Meeting Date 12/16/22

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation
(Check only one)
- Approval
 - Disapproval

LIST BASIS FOR RECOMMENDATION:

Commissioners had no issue with a 2-family dwelling. Specific plans for the dwelling were not before GHAC for consideration but some general elevations were shared by the applicant. Applicant stated that owner plans for extended family to occupy both units.

Vote 12 yes - 0 no - 3 absent

Signature of Authorized Representative  Rachel F. Weinking, Zoning Chair

Recommending Group Title Greater Hilltop Area Commission

Daytime Phone Number 614 623 5069

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 #: CV22-119

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) NAVARRO RAUDALES AUGUSTO D
of (COMPLETE ADDRESS) 3316 FIRST AVE URBANCREST OH 43123

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. NAVARRO RAUDALES AUGUSTO D 3316 FIRST AVE URBANCREST OH 43123	2.
3.	4.

Check here if listing additional parties on a separate page.

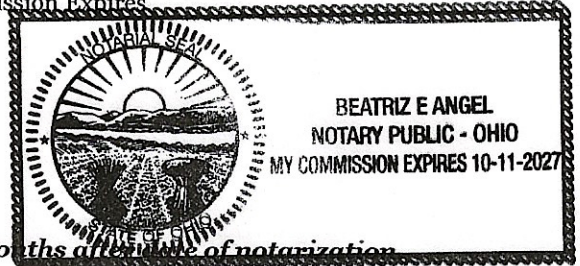
SIGNATURE OF AFFIANT *Augusto D Navarro Raudales*

Sworn to before me and signed in my presence this 19 day of October, in the year 2022

Beatriz E Angel
SIGNATURE OF NOTARY PUBLIC

October 11, 2027
My Commission Expires

Notary Seal Here



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