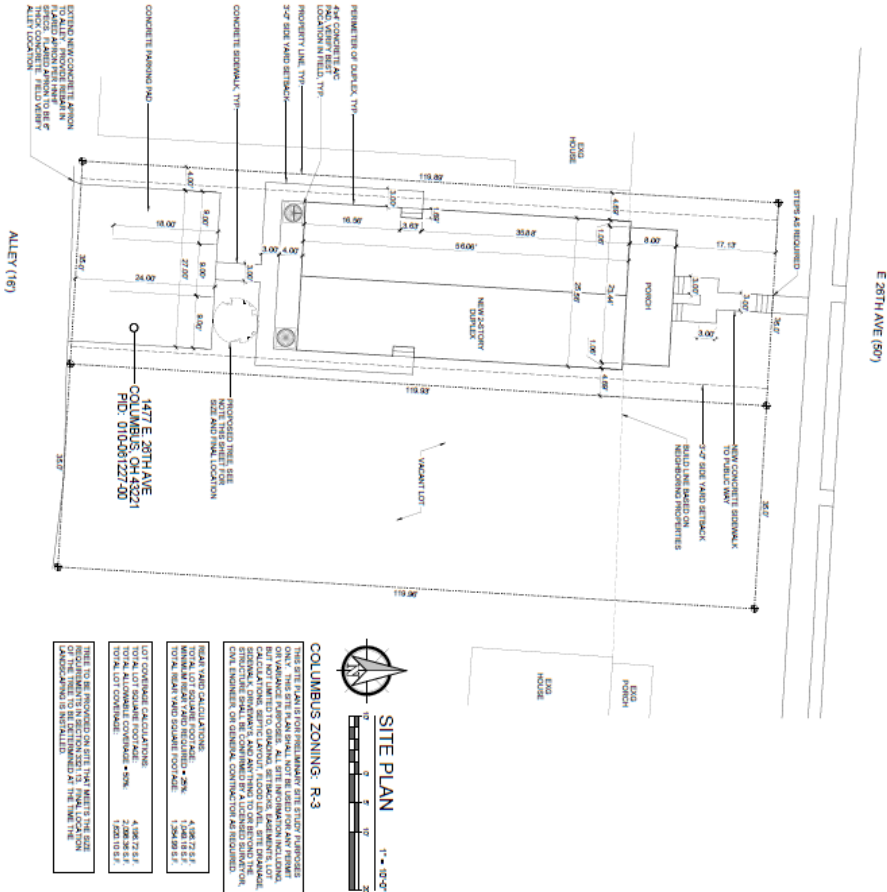


1 ARCHITECTURAL SITE STUDY



COLUMBUS ZONING: R-3

NOTE: THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSES THAN THAT SPECIFICALLY NOTED HEREON. THIS SITE PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSES THAN THAT SPECIFICALLY NOTED HEREON. CALCULATIONS SHALL BE BASED ON THE INFORMATION PROVIDED AND THE INFORMATION SHOWN ON THIS PLAN. THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. THE INFORMATION SHOWN ON THIS PLAN IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE INFORMATION SHOWN ON THIS PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION SHOWN ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THAT SPECIFICALLY NOTED HEREON.

LOT COVERED CALCULATIONS:	1,596.72 S.F.
TOTAL LOT COVERED FOOTPRINT:	1,596.72 S.F.
TOTAL LOT COVERED PERCENTAGE:	4.36%
TOTAL LOT COVERED PERCENTAGE:	4.36%
TOTAL LOT COVERED PERCENTAGE:	4.36%
TOTAL LOT COVERED PERCENTAGE:	4.36%

03.10.2023

*Signature*

1477 E 26TH AVE  
COLUMBUS, OHIO 43211  
NEW 2-STORY DUPLEX  
PREPARED FOR:

**Healthy Homes**

**SBA STUDIOS**  
ARCHITECTURAL DESIGN  
1477 E 26TH AVE  
COLUMBUS, OHIO 43211  
WWW.SBASTUDIOS.COM

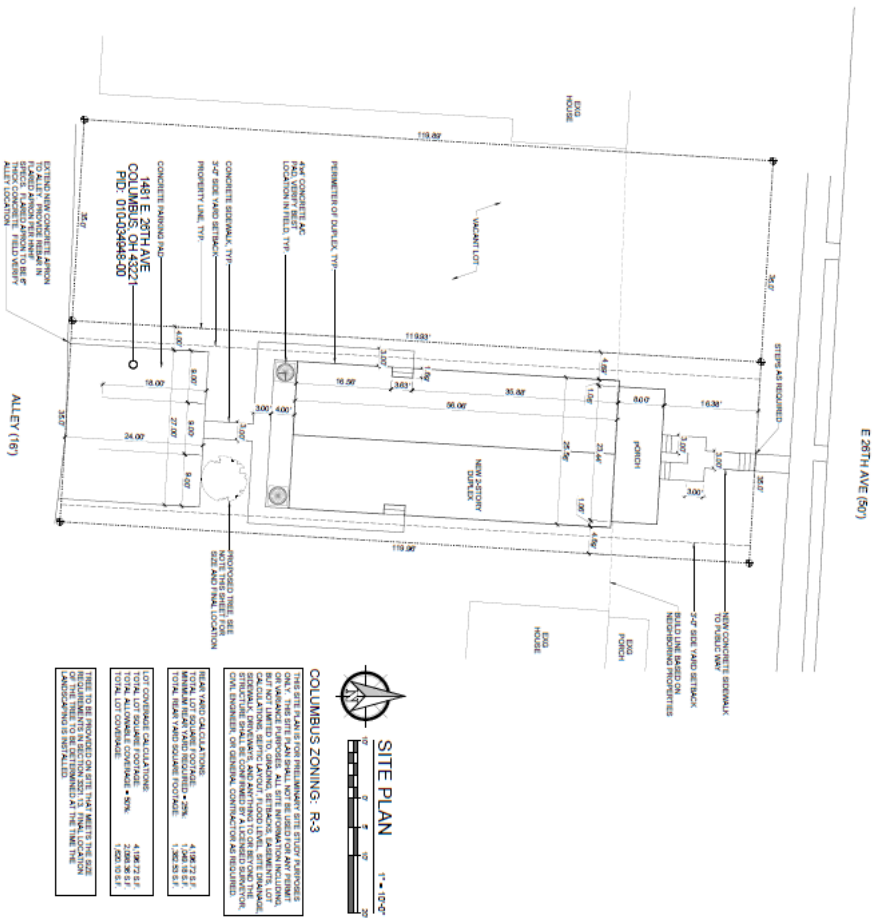
SCALE: 1" = 10'-0"

SHEET # 0000000000  
SITE STUDY  
A0-0

DATE: 03/10/2023

SCOTT D. BAKER, LICENSE # 4641  
REGISTERED PROFESSIONAL ARCHITECT  
EXPIRES 03/31/2025

1 ARCHITECTURAL SITE STUDY



**SITE PLAN**  
1" = 10'-0"

**COLUMBUS ZONING: R-3**

THIS SITE PLAN IS FOR PRELIMINARY SITE STUDY PURPOSES ONLY. IT IS NOT TO BE USED FOR PERMITS, CONTRACTS, OR CONSTRUCTION. ALL SITE INFORMATION INCLUDING DIMENSIONS, SETBACKS, AND UTILITIES IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE RELIED UPON WITHOUT CONSULTING WITH THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS SITE PLAN.

**REAR YARD CALCULATIONS:**  
MINIMUM REAR YARD REQUIRED = 20%  
TOTAL LOT SQUARE FOOTAGE = 4,098 S.F.  
REAR YARD SQUARE FOOTAGE = 819 S.F.

**LOT COVERAGE CALCULATIONS:**  
TOTAL LOT SQUARE FOOTAGE = 4,098 S.F.  
TOTAL LOT COVERAGE = 4.9%  
TOTAL LOT SQUARE FOOTAGE = 202 S.F.

**NOTES:**  
1. THIS SITE PLAN IS FOR PRELIMINARY SITE STUDY PURPOSES ONLY. IT IS NOT TO BE USED FOR PERMITS, CONTRACTS, OR CONSTRUCTION.  
2. ALL SITE INFORMATION INCLUDING DIMENSIONS, SETBACKS, AND UTILITIES IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE RELIED UPON WITHOUT CONSULTING WITH THE CLIENT.  
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES.  
4. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS SITE PLAN.

03.10.2023  
*[Signature]*

1481 E 26TH AVE  
COLUMBUS, OHIO 43211  
NEW 2-STORY DUPLEX  
PREPARED FOR

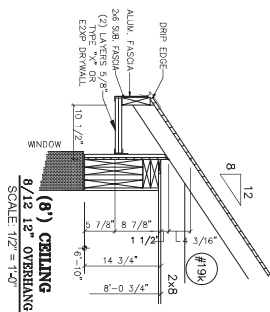
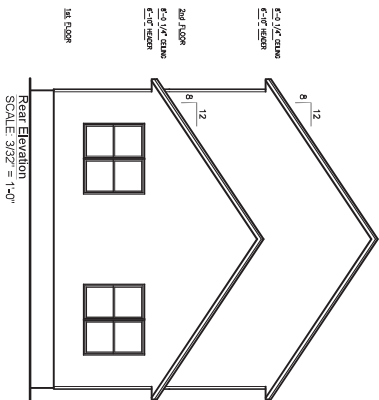
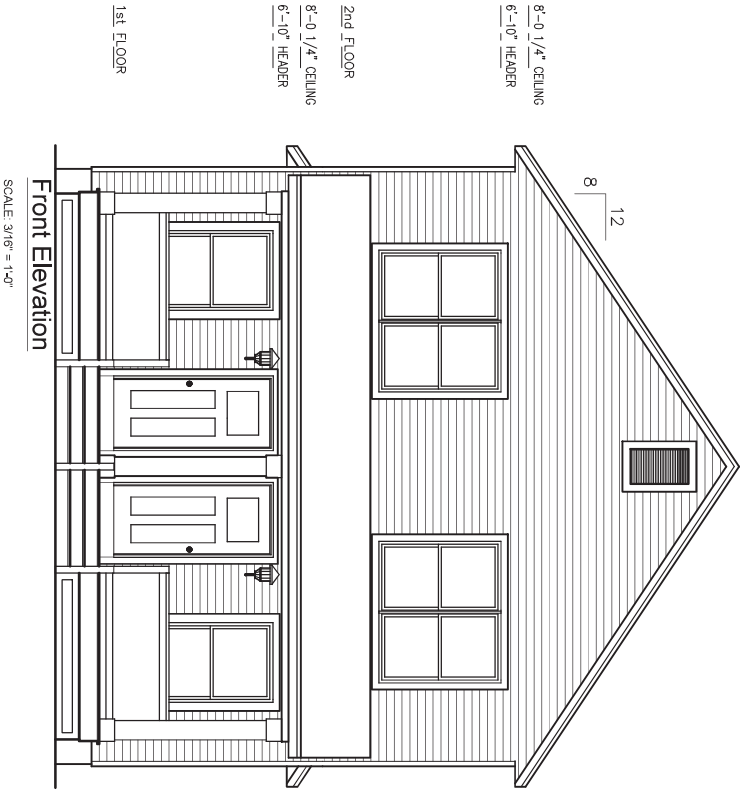
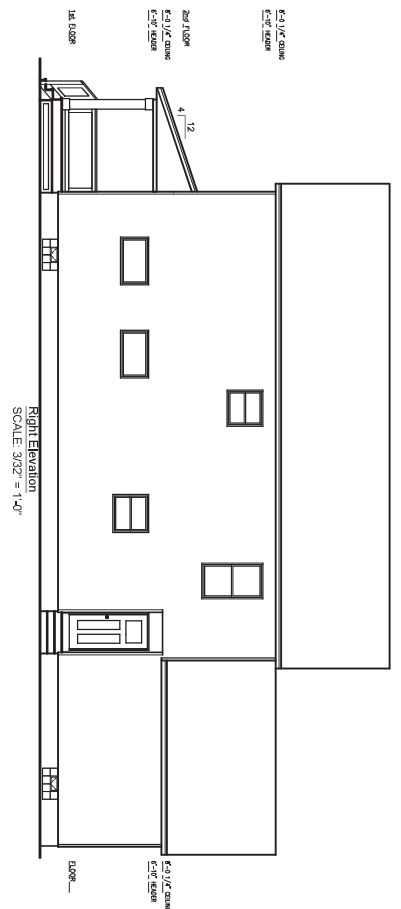
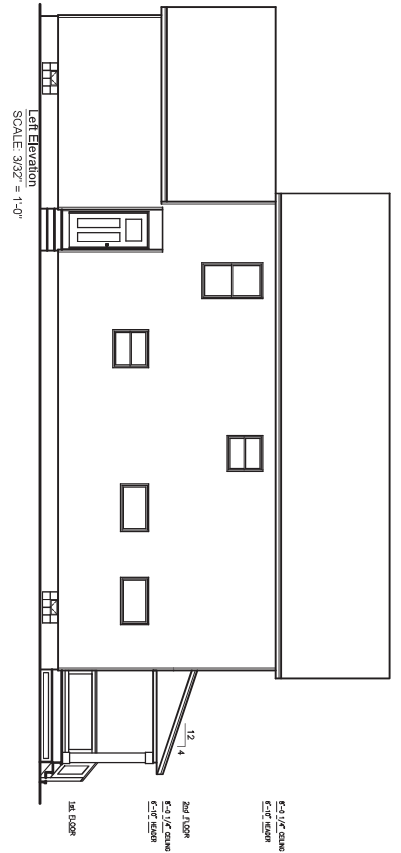
**Healthy Homes**

AN ALIANT HEALTHCARE COMPANY



SCALE: 1" = 10'-0"  
SHEET # 0000000000  
SITE STUDY  
A0-0

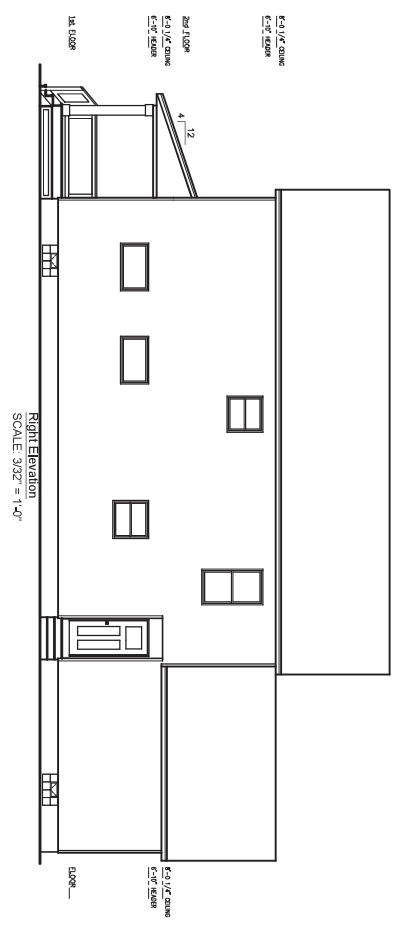
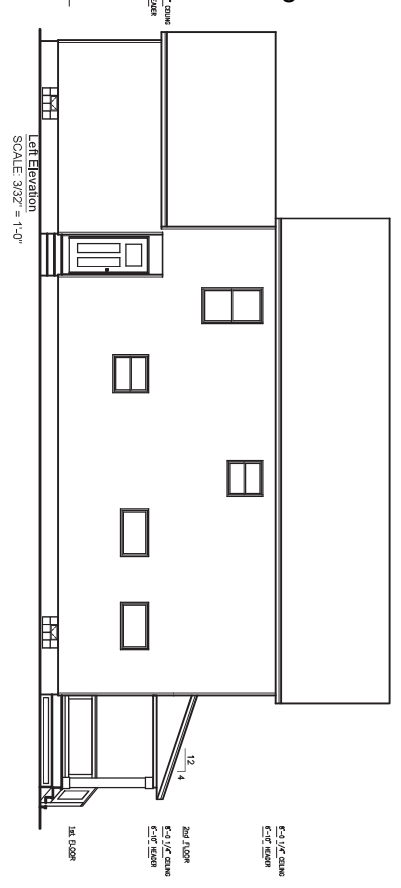
SCOTT D. BAKER, LICENSED ARCHITECT #14814  
ARCHITECTURAL SITE STUDY  
EXPIRES 03/31/2025



03.10.2023  
 [Signature]

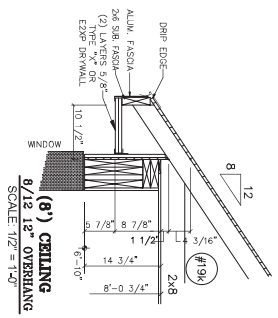
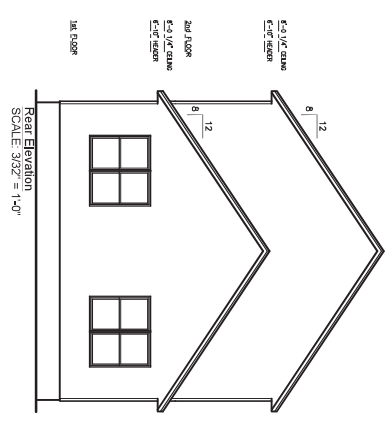
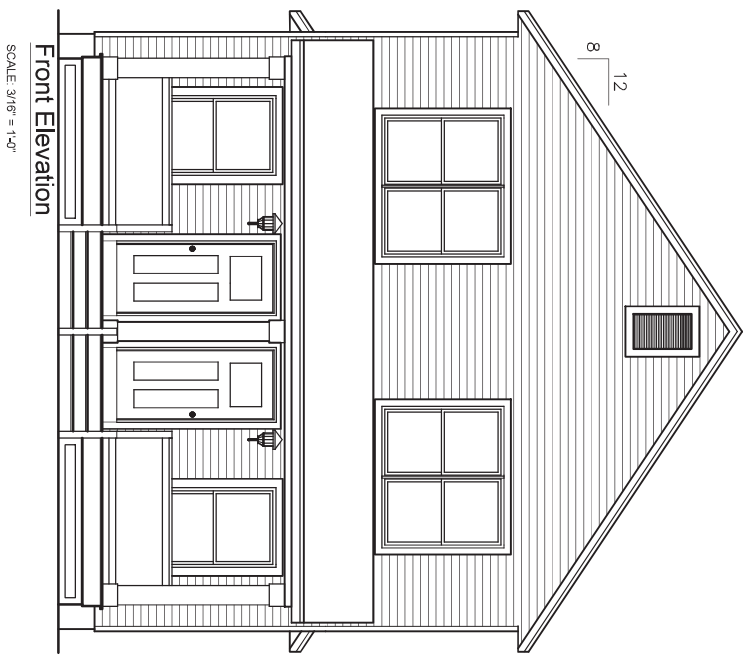
**FIELD NOTES**  
 \*\*\*\*\*  
 THE FOLLOWING ITEMS ARE TO BE SITE-INSTALLED AND ARE NOT PART OF INDUSTRIALIZED UNIT AUTHORIZATION. ALL CONSTRUCTION BELOW THE INDUSTRIALIZED UNIT EXTERIOR SIDING ON SIDE ELEVATIONS EXTERIOR DOORWAY LANDINGS PORCHES GARAGE

092821-KMM VER2.1.DWG	Healthy Homes	SCALE:	REVISION DATE	UNIBILT	Unibilt Industries, Inc.	Custom Two-Story Duplex	70
B/C 09/28/2021	KMM BUILDERS	© 2020 Unibilt Industries, Inc. All Rights Reserved.			1605 Johnson Station Rd, Vandalia, Ohio 43177	(616) 883-0333	



2nd FLOOR  
8'-0" 1/4" CEILING  
6'-10" HEADER

1st FLOOR



03.10.2023

*[Handwritten Signature]*

**FIELD NOTES**  
 \*\*\*\*\*  
 THE FOLLOWING ITEMS ARE TO BE SITE-INSTALLED AND ARE NOT PART OF INDUSTRIALIZED UNIT AUTHORIZATION. ALL CONSTRUCTION BELOW THE INDUSTRIALIZED UNIT EXTERIOR DOORWAY LANDINGS EXTERIOR DOORWAY LANDINGS PORCHES GARAGE

092821-KMM VER2.1.DWG	Healthy Homes	SCALE:	REVISION DATE		Unibilt Industries, Inc.	Custom Two-Story Duplex	70
B/C 09/28/2021	KMM BUILDERS	© 2020 Unibilt Industries, Inc. All Rights Reserved.			1005 Johnson Station Rd, Vandalia, Ohio 45377	(603) 833-1234	

## 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

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### **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 document.

Signature of Applicant



Date

12/14/2022

CV22-151

# Healthy Homes

## Statement in Support of Variance(s)

The site is located on 26<sup>th</sup> Avenue, just East of Cleveland Avenue and West of Billiter 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) family unit dwelling (duplex) and is proposing 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.

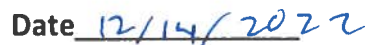
Applicant requests the following variances:

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



# Healthy Homes

## Statement in Support of Variance(s)

The site is located on 26<sup>th</sup> Avenue in between Cleveland Avenue and Billiter Boulevard. 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.

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Applicant requests the following variances:

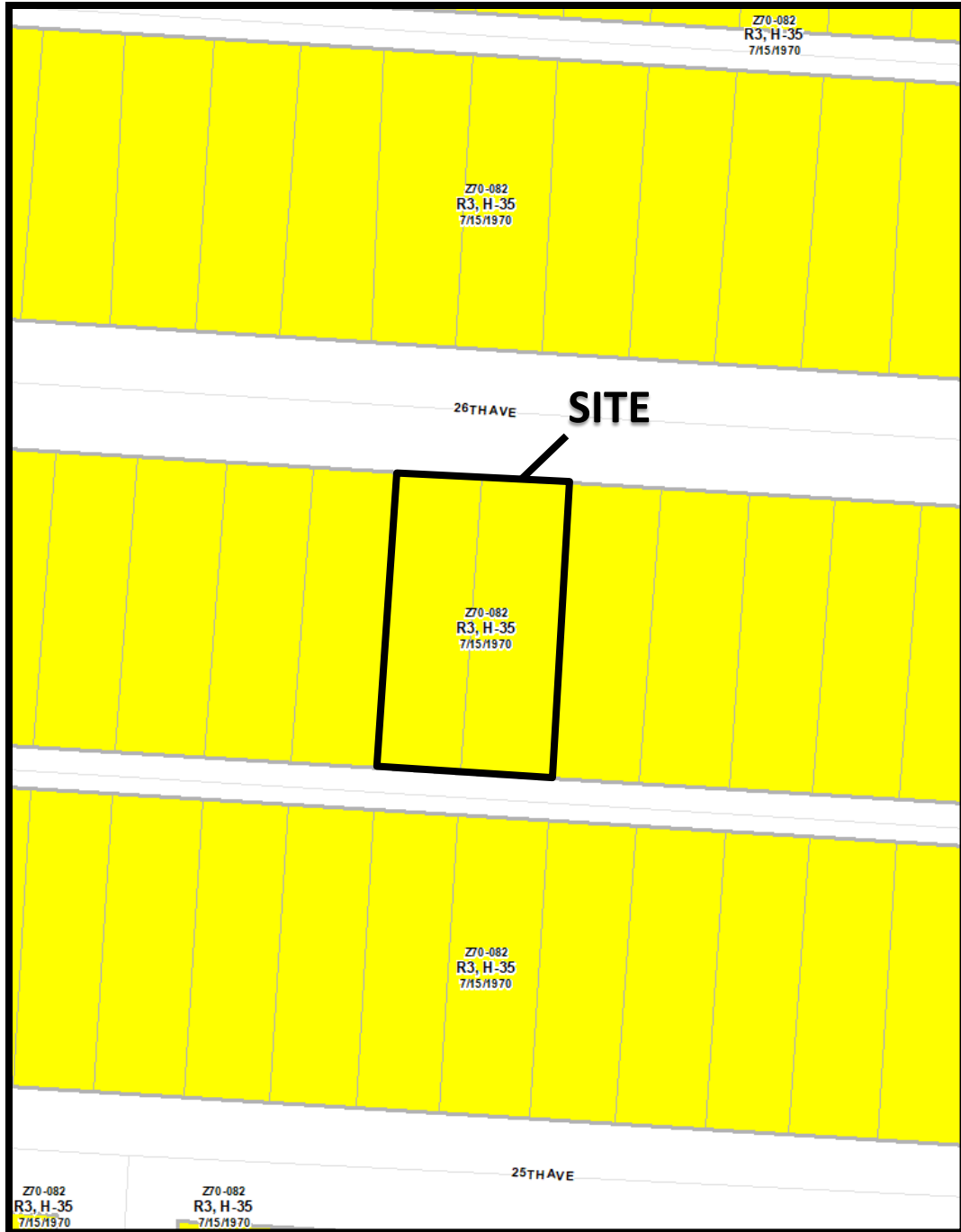
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Signature of Applicant



Date

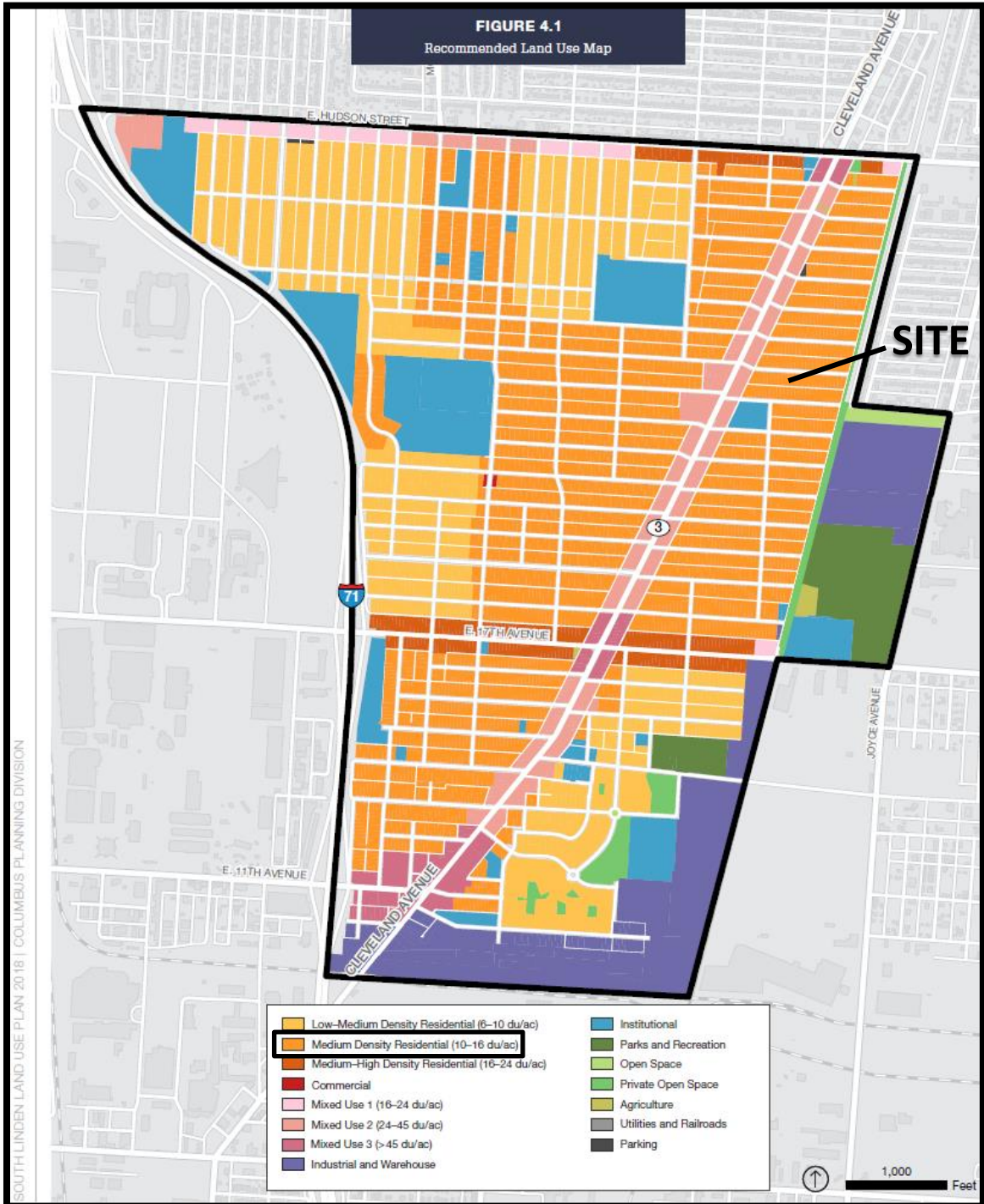
12/14/2022



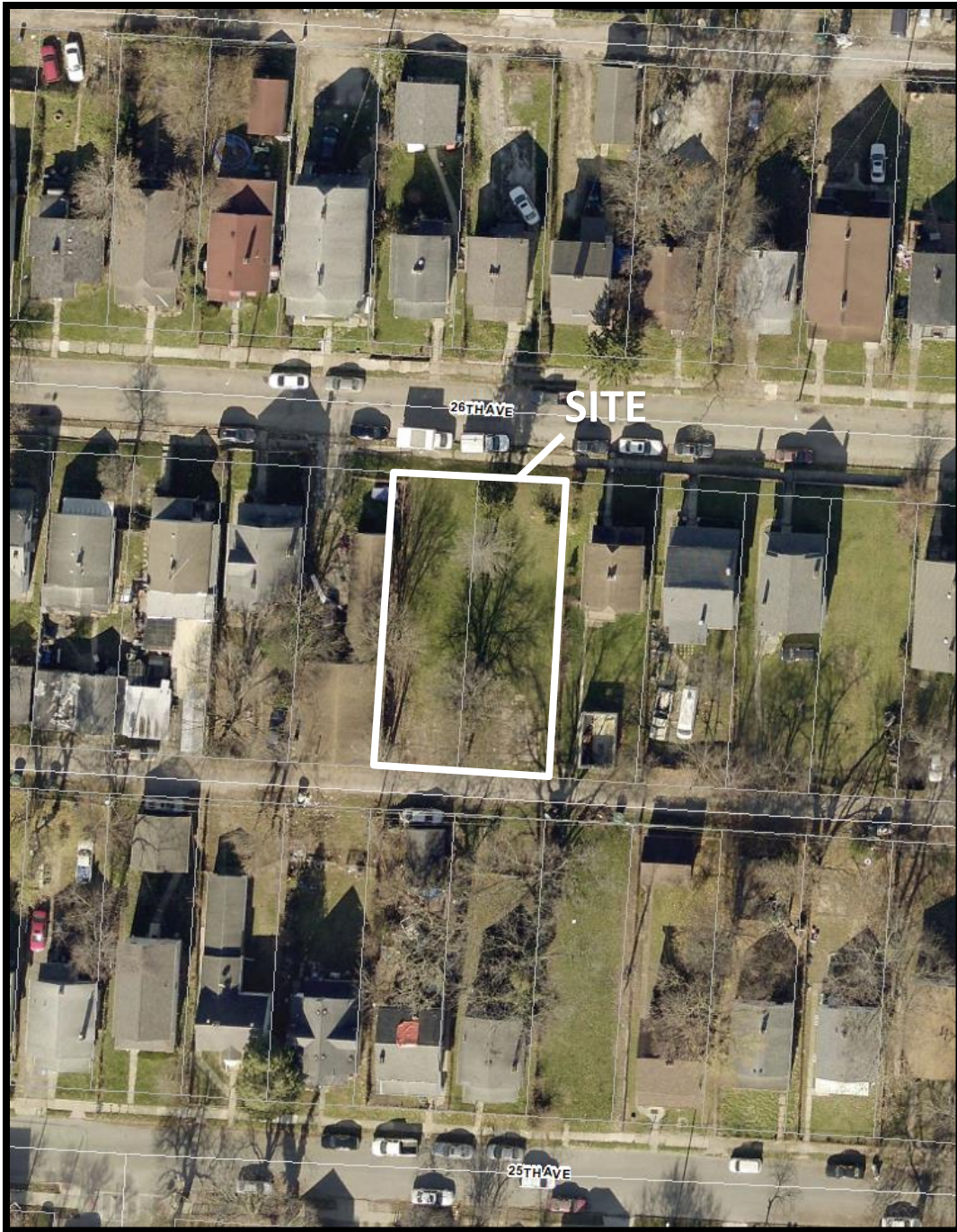
CV22-151  
1477-1481 26th Ave.  
Approximately 0.19 acres



South Linden Land Use Plan (2018)



CV22-151  
1477-1481 26th Ave.  
Approximately 0.19 acres



CV22-151  
1477-1481 26th Ave.  
Approximately 0.19 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** CV22-151

**Address** 1477 26th 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:**

1. 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.
2. 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.
3. 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; 3 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

**Recommending Group Title** ZONING CHAIR

**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 #: CV22-151

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 Healthy Linden Homes III LLC 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 December, in the year 2022

Mary Victoria Turner  
SIGNATURE OF NOTARY PUBLIC

8-17-27  
My Commission Expires

Notary Seal Here



**Mary Victoria Turner**  
Notary Public, State of Ohio  
Commission #: 2022-RE-852800  
My Commission Expires 08-17-2027

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

# 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 #: CV22-151

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STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Emily Long Rayfield, Applicant  
of (COMPLETE ADDRESS) 1481 26th Ave, Columbus, OH 43211

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. Reza Reyazi - Assistant Administrator City of Columbus Land Redevelopment Division 845 Parsons Ave, Columbus, OH 43206</p>	<p>2. Emily Long Rayfield - Senior Development Manager Healthy Linden Homes III LLC PO Box 77499, Columbus, OH 43207</p>
<p>3.</p>	<p>4.</p>

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 14<sup>th</sup> day of December, in the year 2022

Mary Victoria Turner  
SIGNATURE OF NOTARY PUBLIC

8-17-27  
My Commission Expires

Notary Seal Here



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