
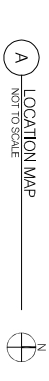
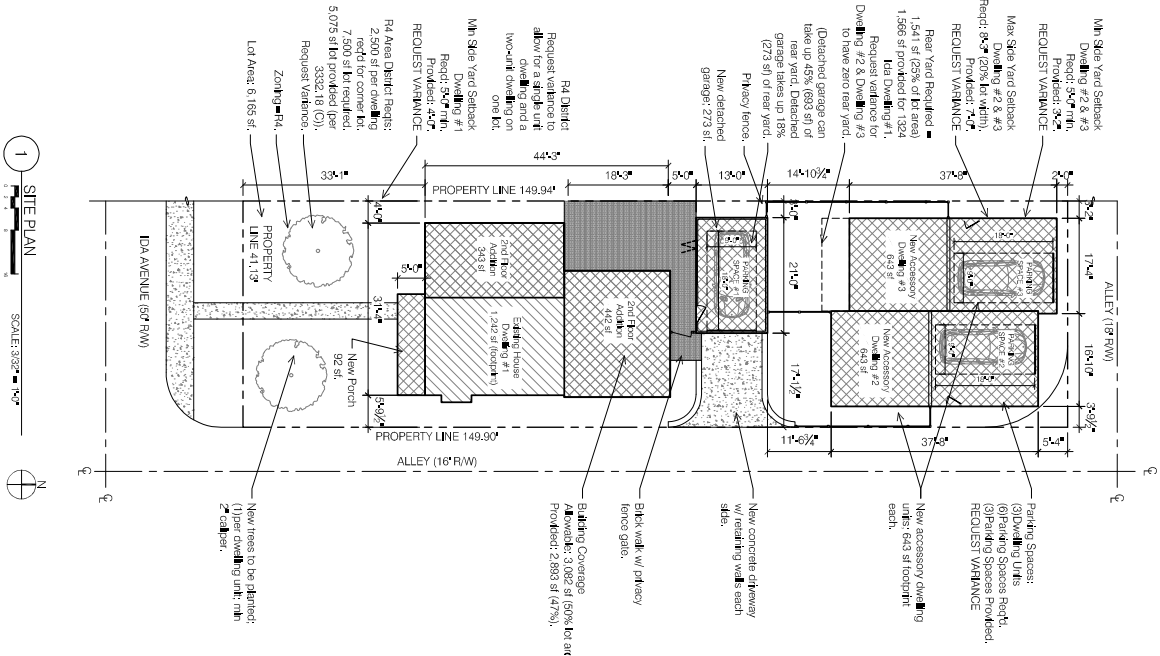


Signature 
 Date January 23, 2024



GENERAL INFO

Address: 1324 Kia Avenue
 Columbus, Ohio 43212

Scope of Project:
 1. New structure at the rear of the property for (2) Accessory Dwelling Units. Each unit to have garage & living space at the first floor, and two bedrooms and baths at the second floor.
 2. New detached garage to serve existing house.
 3. New second floor addition on existing house.

DWELLING UNIT #1 (Existing House):	Detached Garage:
First Floor Area: 1,193 sq ft	273 sq ft
Second Floor Area: 785 sq ft	92 sq ft
Total:	

DWELLING UNIT #2 (Accessory Dwelling Unit):	Attached Garage:
First Floor Area: 404 sq ft	239 sq ft
Second Floor Area: 643 sq ft	84 sq ft
Total:	

DWELLING UNIT #3 (Accessory Dwelling Unit):	Detached Garage:
First Floor Area: 407 sq ft	239 sq ft
Second Floor Area: 643 sq ft	84 sq ft
Total:	

Site Area Parcel:	Area:
Site Area Parcel:	6,165 sq ft

ZONING: Residential R4, H-35

Number of Floors	Actual	Zoning Requirement
Proposed:	2 Floors (624 sq ft)	1 to 2.5 floors (637)
Lot Area & Lot Width	Actual	Zoning Requirement
Lot Area:	5,075 sq ft	5,075 sq ft (per 3322.18 (C)).
Lot Width:	41.13	59

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.

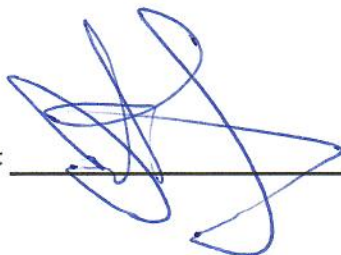
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See Attached

Reason for Hardship:

We're trying to blend two families together with our kids and parents and making a space where we can all be near each other while providing some independence. My partners mother lives in Columbus half of the year and assists with watching our children and we would like her to be close yet still provide her with her own space. My family comes to visit often from out of town so it would be a great use of the space for our growing family to be together. Another reason is it will provide a small buffer between the car wash and our home when we're outside in the rear yard and the eye sore of some of the commercial spaces behind us. The majority of the time I would be able to park in one side of the two unit to assist with less cars parked on the street on a daily basis.

Signature of Applicant



Date

12/26/2023

1324 Ida Avenue
R4, Residential
List of Requested Variances

Request a variance from Section 3332.039 (R-4 Residential District) to allow for a single unit dwelling and a two-unit dwelling on one lot.

Request a variance from Section 3332.05 (Area district lot width requirements) to reduce the minimum lot width for Dwelling #2 & Dwelling #3 from 50.0 feet to 41.13 feet.

Request a variance from Section 3332.15 (R-4 area district requirements) to reduce the minimum lot size from 7,500 sf (2,500 sf per dwelling unit) to 5,075 sf (1,691 sf per dwelling unit), pursuant to the lot area calculation in Section 3332.18(C).

Request a variance from Section 3332.19 (Fronting) to allow the accessory dwelling units to front onto an alley as opposed to a public street.

Request a variance from Section 3332.25 (Maximum required side yard) to reduce the maximum side yard setback for Dwelling #2 & Dwelling #3 from 8'-3" to 6' 11.5".

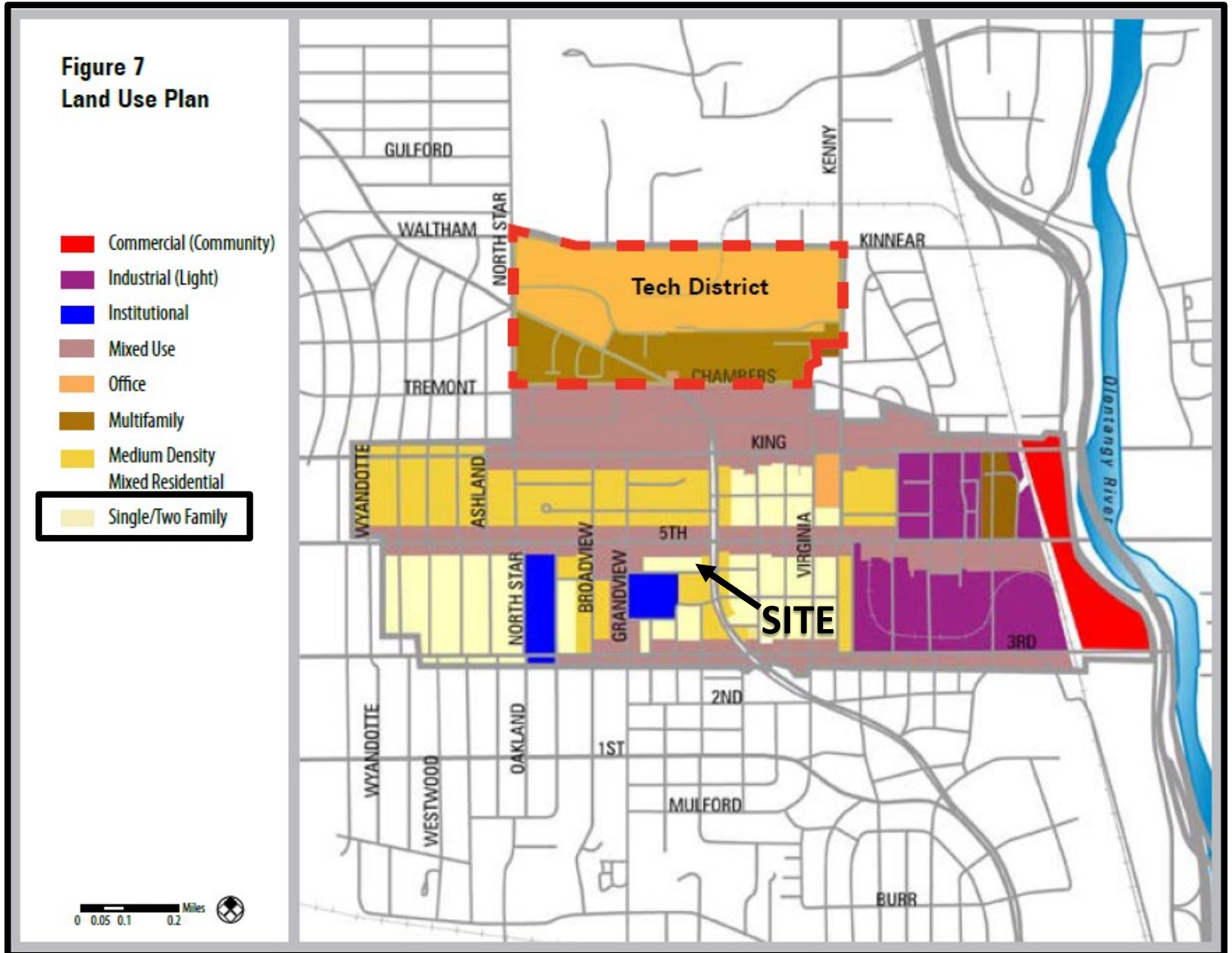
Request a variance from Section 3332.26 (Minimum side yard permitted) to reduce the minimum side yard setback from 5'-0" to 4'-0" for Dwelling#1, 5'-0" to 3'-9" for Dwelling#2, and 5'-0" to 3'-2" for Dwelling#3.

Request a variance from Section 3332.27 (Rear yard) to reduce the required rear yard from 1,541 sf to 0 sf for Dwelling #2 and Dwelling #3.

Request a variance from Section 3312.49 (Required Parking) to reduce the number of parking spaces from 6 to 3.



CV23-157
1324 Ida Ave.
Approximately 0.14 acres



CV23-157
1324 Ida Ave.
Approximately 0.14 acres



CV23-157
1324 Ida Ave.
Approximately 0.14 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 CV23-157

Address 1324 IDA AVENUE

Group Name 5TH BY NORTHWEST AREA COMMISSION

Meeting Date 2/6/24

Specify Case Type

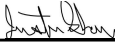
- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Recommended with unanimous approval

Vote 7-0 approval

Signature of Authorized Representative  Digitally signed by Justin Shaw
Date: 2024.02.21 17:02:31 -05'00'

Recommending Group Title 5xNW

Daytime Phone Number _____

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

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-157

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) Jonathan Lange
of (COMPLETE ADDRESS) 1324 IDA AVE, Columbus, OH 43212
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>Jonathan Lange</u> <u>1324 IDA AVE</u> <u>Columbus, OH 43212</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

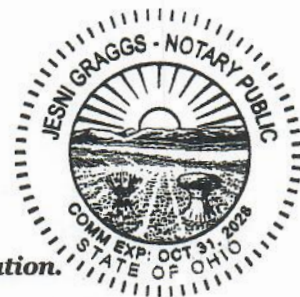
SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 26 day of December, in the year 2023

SIGNATURE OF NOTARY PUBLIC [Signature]

October 31 2028
My Commission Expires

Notary Seal Here



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