

GOVERNING CODE
ABSTRACTED FROM OHIO RESIDENTIAL CODE 2013

BUILDING PLANNING:
SEISMIC DESIGN CATEGORIES PER FIG. 301.2(2) - A
WEATHER PROBABILITY MAP PER FIG. 301.2(3) - SEVERE
BASIC WIND SPEED PER FIG. 301.2(4) - 20 MPH
GRAND SNOW LOAD PER FIG. 301.2(5) - 20 LB/SQ FT
TERMINAL INVESTIGATION MAP PER FIG. 301.2(6) - MODERATE TO HEAVY
EXPOSURE CATEGORY PER FIG. 301.2(7) - B-30/50/50/50

CLASS. LOCATION	STRENGTH - FC (psi)
I. FOOTINGS, CAISSONS, & GRADE BEAMS	4000
II. INTERIOR SLABS ON GRADE, AND ALL INTERIOR CONCRETE NOT OTHERWISE IDENTIFIED	3000
III. PIERS PLACED INTEGRALLY WITH WALLS, EXTERIOR CONCRETE (WITH ANY) AND ALL OTHERWISE IDENTIFIED	3500
IV. BACKFILL BELOW FOOTINGS AND GRADE BEAMS	1500

1. ALL INTERIOR CONC TO BE SMOOTH TROWEL FINISH.
2. ALL EXTERIOR CONCRETE TO BE AIR ENTRAINED.
3. W/BROOM FINISH AND TOGGLED JOINTS AND EDGES.
4. REINFORCED CONCRETE SHALL COMPLY W/ACI 308-11-89 - BUILDINGS FOR STRUCTURAL CONCRETE FOR
5. CONTROL JOINTS TO BE 1" DEEP SAWN JOINTS.
6. EXPANSION JOINTS TO BE 1/2" WIDE W/FLEXIBLE FILLER.

VARIANCES REQUESTED:

- 3312.49 REQUIRED PARKING - ALLOW PARKING REDUCTION FROM 6 SPACES TO 5
- 3312.05 R3 RESIDENTIAL DISTRICT - VARIANCE TO ALLOW ACCESSORY DWELLING UNIT AND GUEST SUITE ON SAME LOT AS A 2-UNIT DWELLING.
- 3312.05(A) AREA DISTRICT REQUIREMENT - VARIANCE TO ALLOW LOT WIDTH OF 31.9' INSTEAD OF 50' BECAUSE IT IS AN EXISTING CONDITION.
- 1012.3322 FRONTING - VARIANCE TO ALLOW ADU TO FRONT ADU INSTEAD OF A STREET.
- 3312.19 MINIMUM ADU SIDE YARD - 1/6 OF THE HEIGHT OF THE ADU = 35/6=5.75 VARY THE SIDE YARD FROM 5.75 TO 3'-3"
- 3312.27 ADU REAR YARD - REAR YARD FOR EACH DWELLING RECD TO BE 25% OF LOT AREA FOR ADU DWELLING AND THE REAR YARD FOR ADU TO BE 0% OF LOT AREA.
- 4412.28 SIDE YARD FOR ADU TO BE 20% OF 51.93' = 10.39' WEST SIDE SIDEYARD OBSTRUCTED BY PARKING SPACES.

[Signature]
7/9/2024

SITE DATA

PARCEL NUMBER: 010-014818-00
MAP ROUTING NO.: 010-1042-109-00
ZONING CLASSIFICATION: R3 - TWO DWELLING RESIDENTIAL
YEAR BUILT: 1900
OWNER: 108 INVESTMENT LLC
4698 FRANKLIN ROAD
COLUMBUS OH 43228
BUILDING FOOTPRINT: 918
EX HOUSE: 218
PROPOSED GARAGE/ADU FOOTPRINT W/O DITS: 665
TOTAL GROUND COVERAGE: 2,048 SF
LOT CALCULATION W/ADJACENT ALLEY INCREASE
6,791 + (153x70) = 8,321 ADJUSTED LOT AREA
2,048/8,321 = 24.6% < 25% coverage
GARAGE IS PART OF ADU AND SO NOT SUBJECT TO
MAXIMUM REAR YARD COVERAGE (3332.39).



PERMIT ASSOCIATION

EXISTING GARAGE FOUNDATION WAS BEING CONSTRUCTED UNDER VARIANCE NO. 82420-126 AND BUILDING PERMIT THAT VARIANCE WILL BE MODIFIED BY THIS PROPOSAL. THE EXISTING BUILDING PERMIT WILL BE REPLACED BY NEW BUILDING PERMIT FOR THIS PROPOSED WORK.

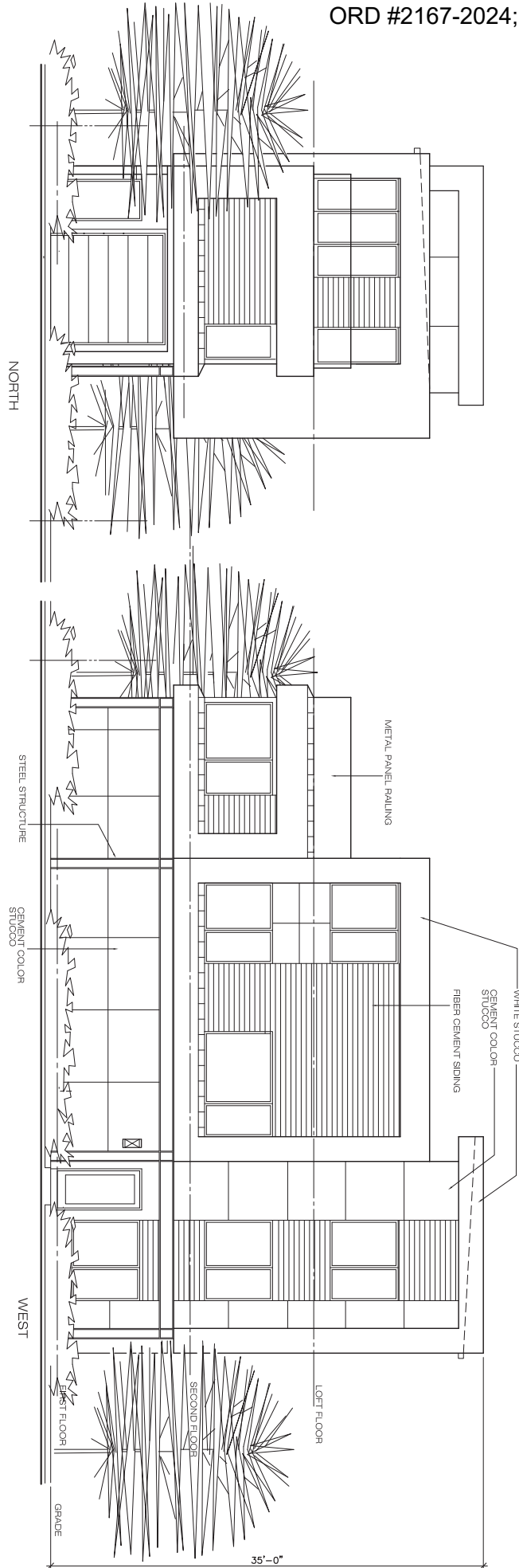
PROJECT SUMMARY - NO CHANGE OF USE PROPOSED

PROPOSED WORK IS FOR A NEW FRAMED GARAGE GUEST SUITE AND AN ACCESSORY DWELLING UNIT ABOVE AT THE REAR OF AN EXISTING LOT WITH ACCESS OFF ELLIOT ALLEY. NO STRUCTURE CURRENTLY EXISTS AT THIS LOCATION. FOUNDATION, CONCRETE SLAB, AND WOOD FRAMED GARAGE AND RESIDENTIAL LIVING UNIT ABOVE. ELECTRIC TO INCLUDE ONE ELECTRIC CHARGING STATION AND ELECTRICAL CONVENIENCES FOR THE ACCESSORY DWELLING UNIT. ELECTRIC SERVICE IS TO BE UNDERGROUND.

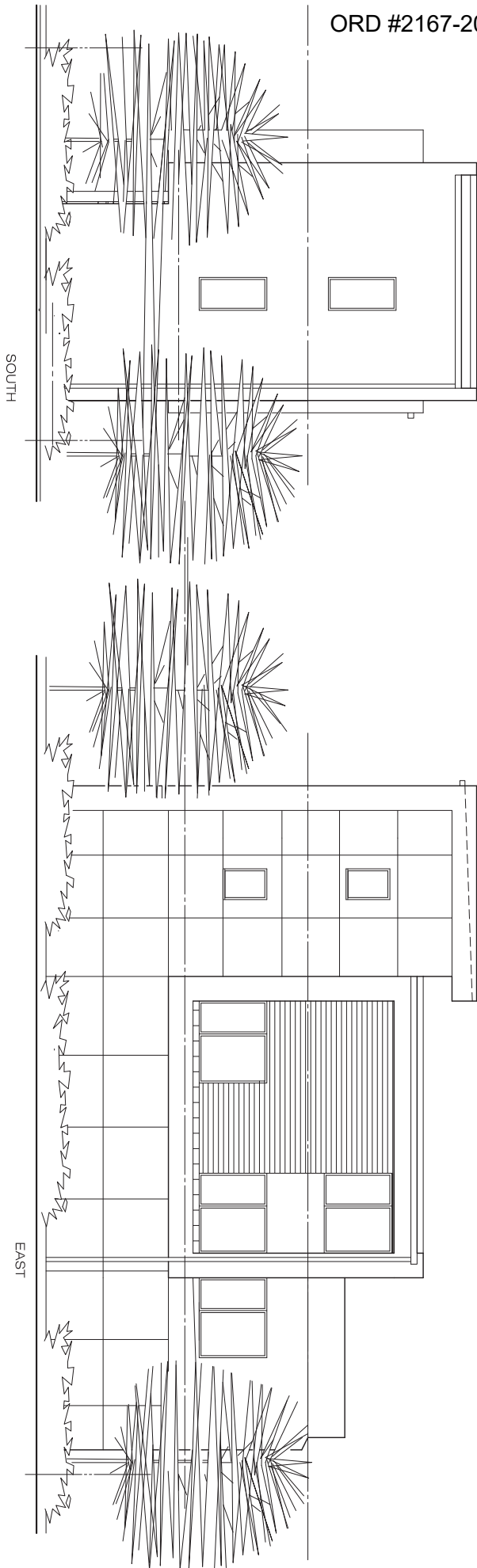
Proposed Accessory Dwelling Unit
for
1588-90 Franklin Ave
Columbus, OH 43203

Project Manager:
Jandhan Cui
info@centcitytheory.com
419-460-9350
rev June 28, 2024
rev May 31, 2024
rev Feb 26, 2024
Feb 19, 2024

Architect:
CENT CITY THEORY
6000AAN ARCHITECTS, LLC
1829 E. Lang St., Ste. 100
Columbus, Ohio 43203
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614.554.4395



7/9/2024



7/9/2024

STATEMENT OF HARDSHIP

For:

Proposed Carriage House Project
1588-1590 Franklin Ave.
Columbus, Ohio 43203

Developed by:

CAI DEVELOPMENT, Inc.
4698 Trabue Road
Columbus Ohio 43228

1. There is a hardship for this owner because the current zoning code does not readily permit reconstruction of traditional "old city" urban corridors of which this project would become a part. The urban corridor was created by the original developer/builders as an answer to resident's needs. Such traditional conditions create a desirable neighborhood character.
2. There is a hardship in integrating the existing traditional neighborhood architectural character under existing requirements. The variances allow an architectural design that will reestablish the original urban neighborhood by allowing the use of the rear of urban lots such as this one. The "old city" carriage house also provides an architectural transition between single-family and duplexes to neighboring high density residential properties.
3. There is a hardship for this owner because the applicable front and side setbacks cover a large area of the lot leaving little usable lot space. The variances will make the traditional urban multistory residential design concept possible on a small lot typical of the neighborhood.
4. There is a hardship for the owner to provide on-site parking for residents. The variances will allow parking to be in the setbacks and to provide usable maneuvering space.
5. The requested variances will have a positive effect on the adjacent properties and surrounding neighborhood by allowing re-creation of the original neighborhood character.
6. There is a hardship because parking required by the zoning code does not account for existing adjacent on-street parking.

VARIANCES REQUESTED:

- 3312.49 MINIMUM NUMBER OF PARKING SPACES REQUIRED – VARIANCE TO ALLOW PARKING REDUCTION FROM 6 SPACES TO 4.
- 3332.035 R3 RESIDENTIAL DISTRICT - VARIANCE TO ALLOW ACCESSORY DWELLING UNIT AND GUEST SUITE ON SAME LOT AS A 2-UNIT DWELLING.
- 3332.05(A) AREA DISTRICT REQUIREMENT - VARIANCE TO ALLOW LOT WIDTH OF 31.9' INSTEAD OF 50' BECAUSE IT IS AN EXISTING CONDITION.
- 3332.13 VARY LOT AREA FROM 5000sf REQ'D FOR R3 USE TO 3058sf REQ'D FOR NARROW LOT (3332.18C:3xLOT WIDTHx31.93).
- 3332.19 FRONTING - VARIANCE TO ALLOW ADU TO FRONT ALLEY INSTEAD OF A STREET.
- 3332.26 MINIMUM ADU SIDE YARD - $1/6$ OF THE HGT OF THE ADU = $33/6=5.5$. VARIANCE TO ALLOW REDUCTION FROM 5.5' TO 3'-3".
- 3332.27 ADU REAR YARD - REAR YARD FOR EACH DWELLING REQ'D TO BE 25% OF LOT AREA FOR EACH DWELLING. VARIANCE TO ALLOW THE REAR YARD FOR ADU TO BE 0% OF LOT AREA.
- 3332.28 SIDE YARD OBSTRUCTION - TOTAL SIDE YARD = 20% OF 31.93' = 6.4'. VARIANCE TO ALLOW WEST SIDE SIDEYARD TO BE OBSTRUCTED BY PARKING SPACES.

Prepared by
F.A.Goodman Architects LLC
tgoodman@fagoodman.com
CAI004
Feb 27, 2023



CV24-024
1590 Franklin Ave.
Approximately 0.11 acres



CV24-024
1590 Franklin Ave.
Approximately 0.11 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 CV24-024

Address 1588 FRANKLIN AVENUE

Group Name NEAR EAST AREA COMMISSION

Meeting Date 6/13/2024

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:

parking off of north/south alley should be permeable

Vote 6-4-0

Signature of Authorized Representative *[Signature]*

Recommending Group Title chair

Daytime Phone Number 6144032225

Please e-mail this form to the assigned planner within 48 hours of meeting day; 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 #: CV24-024

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) Jianshen Cai
of (COMPLETE ADDRESS) 4698 Trabue road, Columbus, OH 43228

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. Jianshen Cai 4698 Trabue road, Columbus, OH 43228 419-450-9350 0</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 27th day of February, in the year 2024

SIGNATURE OF NOTARY PUBLIC [Signature]

07/19/2024
My Commission Expires



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