

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

1st FLOOR

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 Industries, Inc. 8005 Johnson Station Rd, Vandalia, Ohio 43177	Custom Two-Story Duplex (MAY 2023)	70
B/C 09/28/2021	KMM BUILDERS	© 2020 Unibilt Industries, Inc. All Rights Reserved.					

Healthy Homes

Statement in Support of Variance(s)

The site is located on 18th Avenue, just East of Cleveland Avenue between Louis Avenue and Gladstone 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) 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.

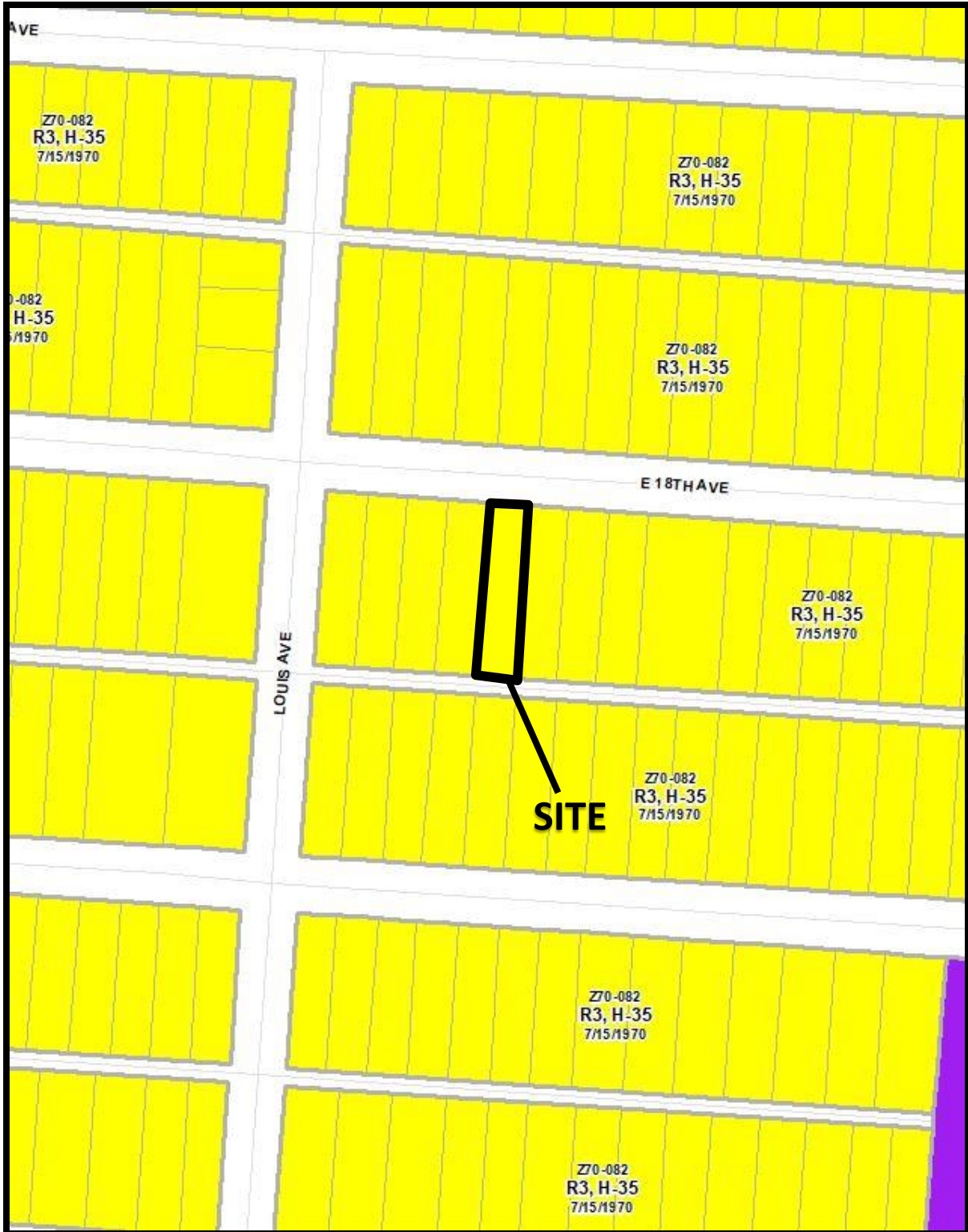
The proposed two-unit dwelling was intentionally selected and will not detract from the character of the neighborhood. This structure conforms with other development in the area in respects to height and use. The proposed dwelling is intended to increase the stock of high-quality, affordable housing options available to families earning between 50 and 80 percent of Area Median Income.

Applicant requests the following variances:

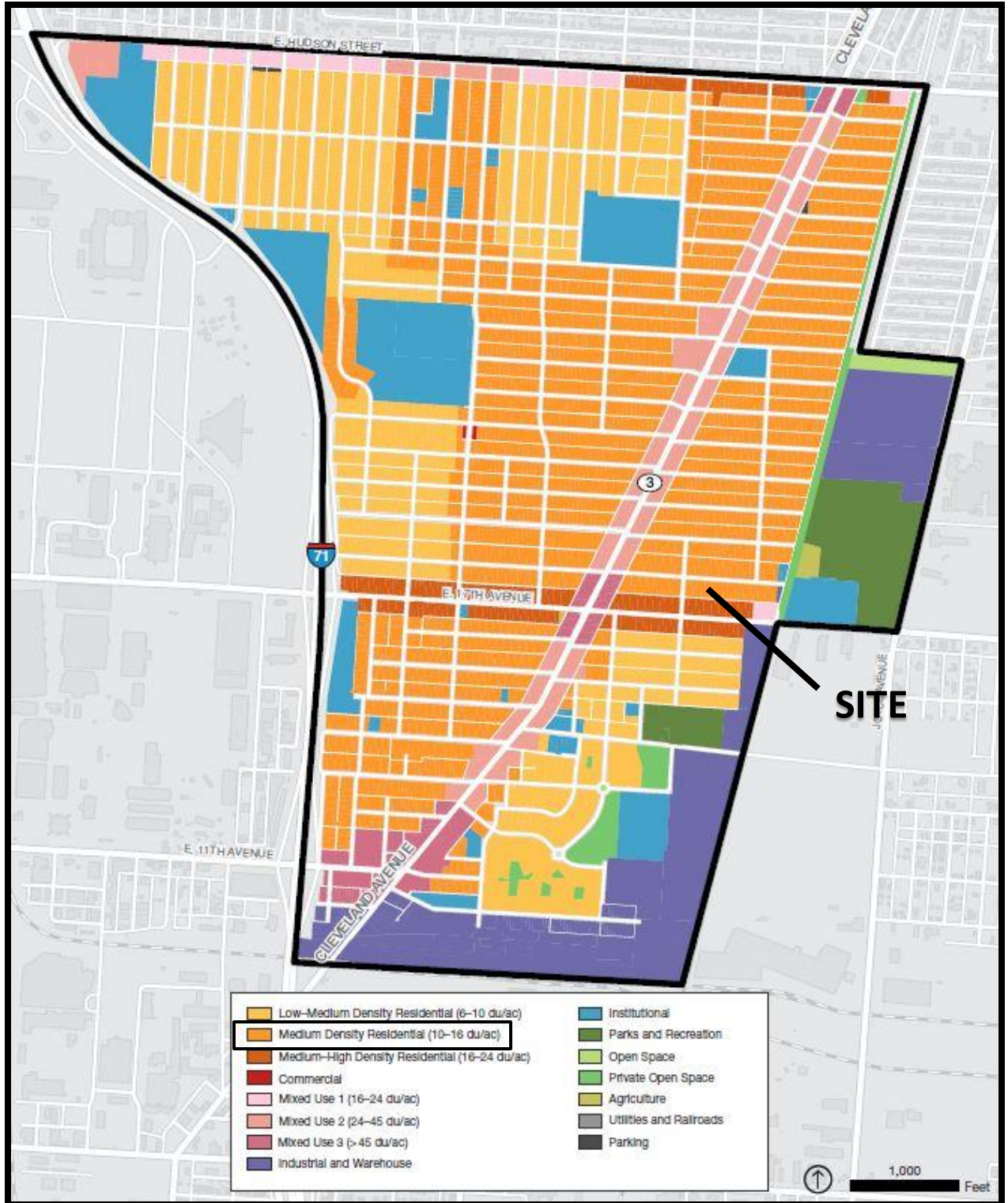
1. **Section 3332.035:** R-3 Residential District, to permit a 2-unit dwelling building as depicted on the site plan.
2. **Section 3332.05:** Area District Lot Width Requirements, to reduce the lot width from 50 feet to 35 feet (*existing*).
3. **Section 3332.13:** R-3 area district requirements, existing 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 11/14/22



CV22-134
1333-1335 E. 18th Ave.
Approximately 0.13 acres



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1333-1335 E. 18th Ave.
Approximately 0.13 acres



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1333-1335 E. 18th Ave.
Approximately 0.13 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 CV22-134

Address 1333-35 E. 18TH 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; 2 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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-134

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) 1333-35 E 18th 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 HNHF Realty Collaborative 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 14th day of November, in the year 2022

Lydia Prenger
SIGNATURE OF NOTARY PUBLIC

01/31/2023
My Commission Expires

Notary Seal Here



LYDIA PRENGER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 1/31/2023

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