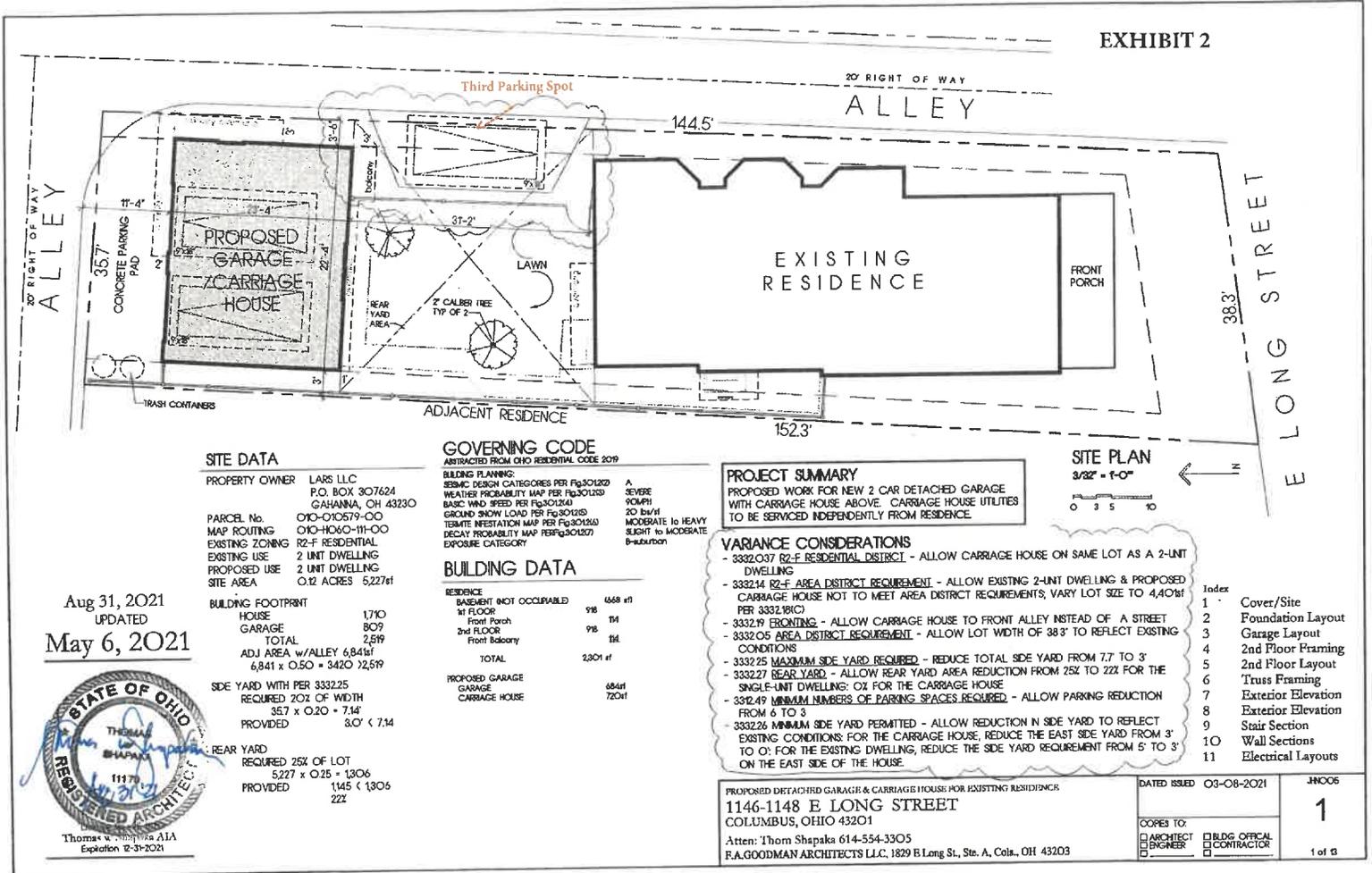


EXHIBIT 2



SITE DATA

PROPERTY OWNER LARS LLC
 P.O. BOX 307624
 GAHANNA, OH 43230

PARCEL No. O10-010579-00
 MAP ROUTING O10-H060-111-00
 EXISTING ZONING R2-F RESIDENTIAL
 EXISTING USE 2 UNIT DWELLING
 PROPOSED USE 2 UNIT DWELLING
 SITE AREA 0.12 ACRES 5,227sf

BUILDING FOOTPRINT
 HOUSE 1,710
 GARAGE 809
 TOTAL 2,519
 ADJ AREA w/ALLEY 6,841sf
 6,841 x 0.50 = 3,420.5sf

SIDE YARD WITH PER 3332.25
 REQUIRED 70% OF WIDTH
 35.7 x 0.20 = 7.14
 PROVIDED 3.0' < 7.14

REAR YARD
 REQUIRED 25% OF LOT
 5,227 x 0.25 = 1,306
 PROVIDED 1,145 < 1,306
 22'

GOVERNING CODE
 ABSTRACTED FROM OHIO RESIDENTIAL CODE 2019

BUILDING PLANNING:
 SEISMIC DESIGN CATEGORIES PER FIG.3012(2)
 WEATHER PROBABILITY MAP PER FIG.3012(3)
 BASIC WIND SPEED PER FIG.3012(4)
 GROUND SNOW LOAD PER FIG.3012(5)
 TERRESTRIAL VEGETATION MAP PER FIG.3012(6)
 DECAY PROBABILITY MAP PER FIG.3012(7)
 EXPOSURE CATEGORY

A SEVERE
 90MPH
 20 lbs/sf
 MODERATE TO HEAVY
 SLIGHT TO MODERATE
 B-suburban

BUILDING DATA

RESIDENCE
 BASEMENT (NOT OCCUPABLE) 4668 sf
 1st FLOOR 918 sf
 Front Porch 918 sf
 2nd FLOOR 918 sf
 Front Balcony 918 sf
 TOTAL 2,301 sf

PROPOSED GARAGE
 GARAGE 684sf
 CARRIAGE HOUSE 720sf

PROJECT SUMMARY

PROPOSED WORK FOR NEW 2 CAR DETACHED GARAGE WITH CARRIAGE HOUSE ABOVE. CARRIAGE HOUSE UTILITIES TO BE SERVICED INDEPENDENTLY FROM RESIDENCE.

VARIANCE CONSIDERATIONS

- 3332.037 R2-F RESIDENTIAL DISTRICT - ALLOW CARRIAGE HOUSE ON SAME LOT AS A 2-UNIT DWELLING
- 3332.14 R2-F AREA DISTRICT REQUIREMENT - ALLOW EXISTING 2-UNIT DWELLING & PROPOSED CARRIAGE HOUSE NOT TO MEET AREA DISTRICT REQUIREMENTS, VARY LOT SIZE TO 4,400sf PER 3332.19(C)
- 3332.19 FENCING - ALLOW CARRIAGE HOUSE TO FRONT ALLEY INSTEAD OF A STREET
- 3332.05 AREA DISTRICT REQUIREMENT - ALLOW LOT WIDTH OF 38.3' TO REFLECT EXISTING CONDITIONS
- 3332.25 MAXIMUM SIDE YARD REQUIRED - REDUCE TOTAL SIDE YARD FROM 7.7 TO 3'
- 3332.27 REAR YARD - ALLOW REAR YARD AREA REDUCTION FROM 25% TO 22% FOR THE SINGLE-UNIT DWELLING; OX FOR THE CARRIAGE HOUSE
- 3312.49 MINIMUM NUMBERS OF PARKING SPACES REQUIRED - ALLOW PARKING REDUCTION FROM 6 TO 3
- 3332.26 MINIMUM SIDE YARD PERMITTED - ALLOW REDUCTION IN SIDE YARD TO REFLECT EXISTING CONDITIONS; FOR THE CARRIAGE HOUSE, REDUCE THE EAST SIDE YARD FROM 3' TO 0'; FOR THE EXISTING DWELLING, REDUCE THE SIDE YARD REQUIREMENT FROM 5' TO 3' ON THE EAST SIDE OF THE HOUSE.

SITE PLAN

3/32" = 1'-0"
 0 5 10

Index	Item
1	Cover/Site
2	Foundation Layout
3	Garage Layout
4	2nd Floor Framing
5	2nd Floor Layout
6	Truss Framing
7	Exterior Elevation
8	Exterior Elevation
9	Stair Section
10	Wall Sections
11	Electrical Layouts

Aug 31, 2021
 UPDATED
 May 6, 2021

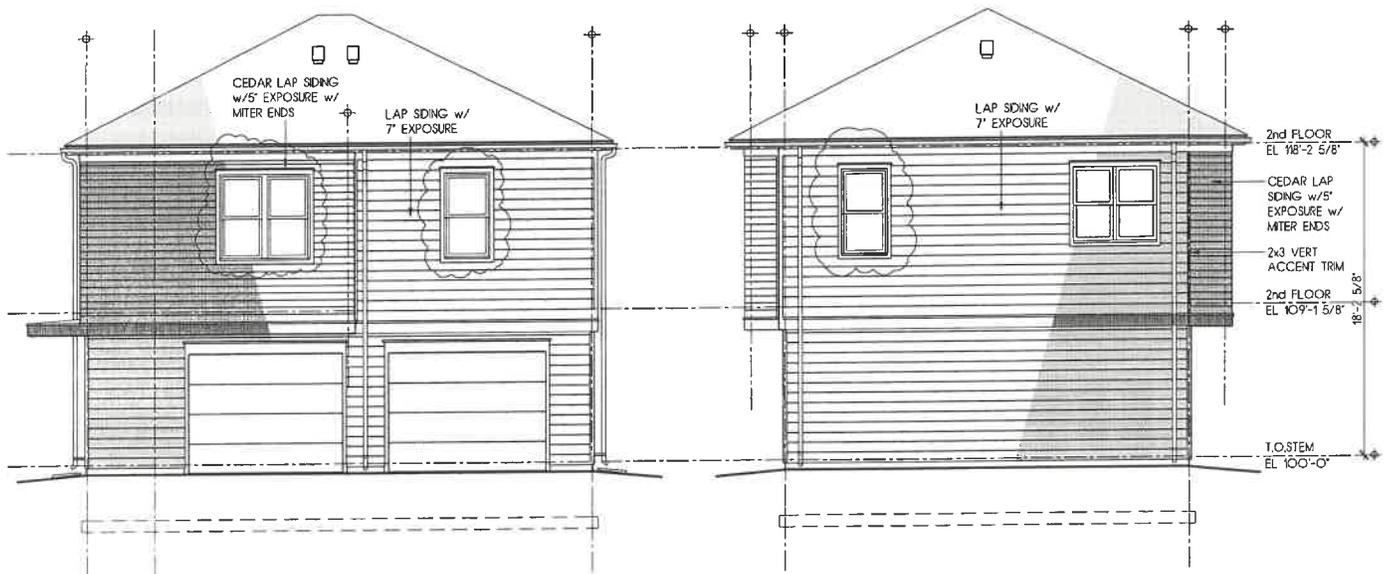


PROPOSED DETACHED GARAGE & CARRIAGE HOUSE FOR EXISTING RESIDENCE
 1146-1148 E LONG STREET
 COLUMBUS, OHIO 43201
 Attn: Thom Shapaka 614-554-3305
 F.A.GOODMAN ARCHITECTS LLC, 1829 E Long St., Ste. A, Coln., OH 43203

DATED ISSUED	03-08-2021	JN006
COPIES TO:		1
<input type="checkbox"/> ARCHITECT	<input type="checkbox"/> BLDG. OFFICIAL	
<input type="checkbox"/> ENGINEER	<input type="checkbox"/> CONTRACTOR	
		1 of 3

Tom Stal
 9/1/2021

1146-1148 E. Long Street Elevations



NORTH

WEST

Sept 1, 2021
Revised per Near East Side Commission

Exterior Elevations
scale 3/16"=1'-0"

8
8 of 11

Tom Stahl
9/1/2021

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):

Signature of Applicant _____  _____ **Date** 05/10/2021

STATEMENT OF HARDSHIP

There is an existing 2 unit dwelling on this site. We are proposing to build a two-car/carriage house on the north end of the property.

The use variance is required because 2-unit dwellings and a carriage house are not permitted on a single lot in the R2F district. A fronting variance is required for the carriage house on the alley. There is a carriage house two houses down and multiple ones in the surrounding area.

Even with the addition of the new carriage house, we occupy less than 50% of the lot area, so the density is compatible with the building code and other homes nearby.

The proposed rear yard is like adjacent properties. The existing 2-unit dwelling is 3 feet set back from the side, and we would like to line up the garage/carriage house with the dwelling. There is adequate street parking in the front of the property, along with proposed rear parking. The parking space locations we are proposing are also typical of other homes in the area. Even with this addition, we have similar rear yards to other homes in the area.

We feel our variance requests are reasonable given the context of the area, and the homes are in scale/keeping with other homes in the neighborhood. The overall investment the owner is making to the property will be an asset to the neighborhood.

This proposal will not impact the delivery of government services. The owner purchased this property aware that zoning variances would be required but with the knowledge that similar uses existing in the neighborhood and similar variances have been granted.

Address: 1146-1148 E Long ST

Parcel: 010-010579

Residential R2F H-35

Near East Area Commission

Lot Area – 5227 sf

Existing House Footprint – 1,710 sf

Proposed Dwelling Footprint – 809 sf

Building Cover – 2,519 sf or 48%

Rear Yard – 1,306 sf or 22% of required 25% per BLDG

Side Yard – 3 ft or 9% of required 20% per BLDG

Parking Calculations

Required parking 2/dwelling units x 2 unit = 6 spaces required. 3 spaces are provided.

Proposed Variances

- **3332.037, R-2F RESIDENTIAL DISTRICT - ALLOW CARRIAGE HOUSE ON SAME LOT AS A 2-UNIT DWELLING**

- **3332.14, R-2F AREA DISTRICT REQUIREMENTS - ALLOW EXISTING 2-UNIT DWELLING & PROPOSED CARRIAGE HOUSE NOT TO MEET AREA DISTRICT REQUIREMENTS; VARY LOT SIZE TO 4,401 SQUARE FEET PER 3332.18(C)**

- **3332.19, FRONTING- ALLOW CARRIAGE HOUSE TO FRONT ALLEY INSTEAD OF A STREET**

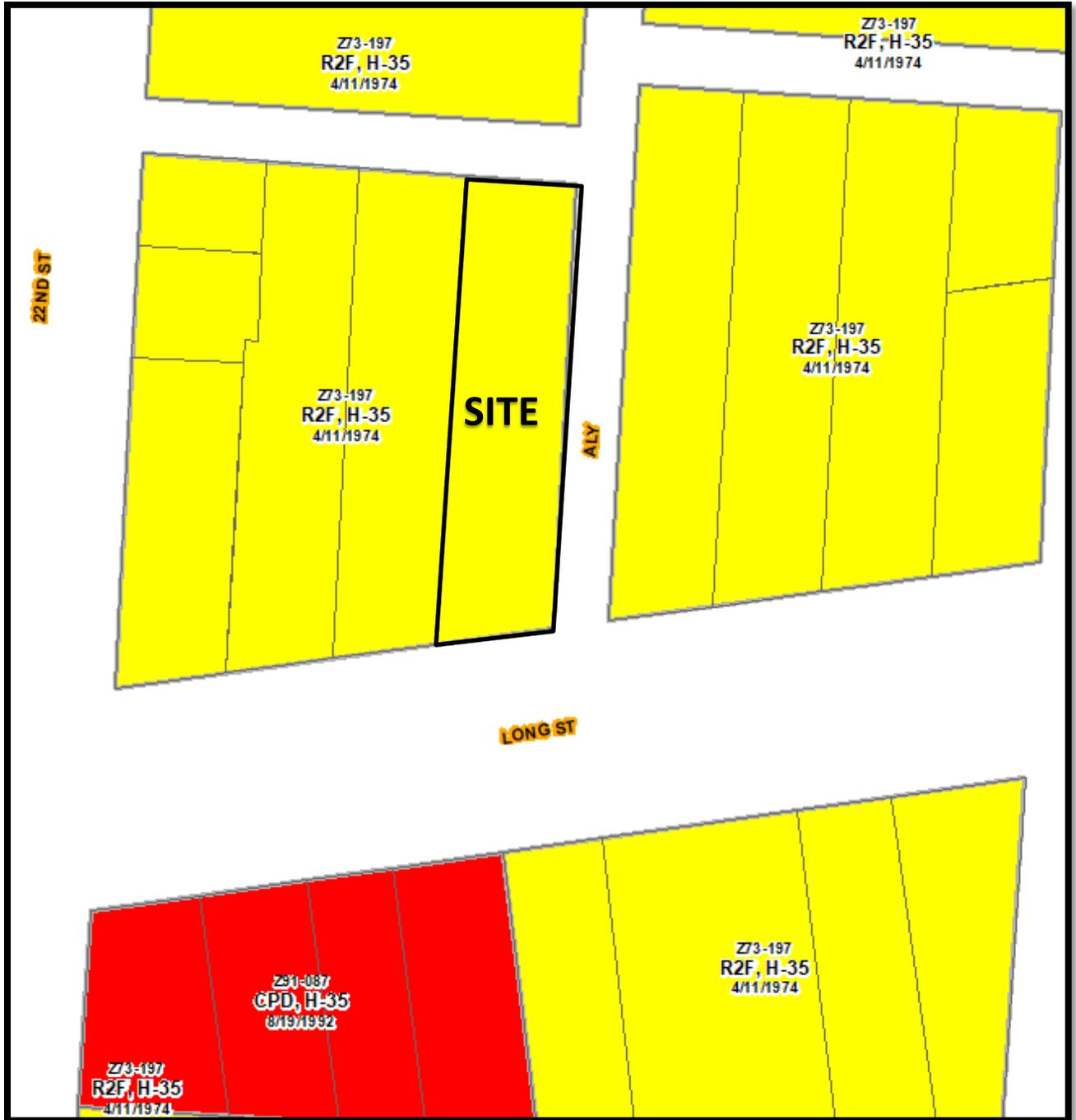
- **3332.05, AREA DISTRICT LOT WIDTH REQUIREMENTS- ALLOW LOT WIDTH OF 38.3 FEET TO REFLECT EXISTING CONDITIONS**

- **3332.25, MAXIMUM SIDE YARDS REQUIRED- REDUCE TOTAL SIDE YARDS FROM 7.7' TO 6' FOR EXISTING TWO-UNIT DWELLING AND CARRIAGE HOUSE**

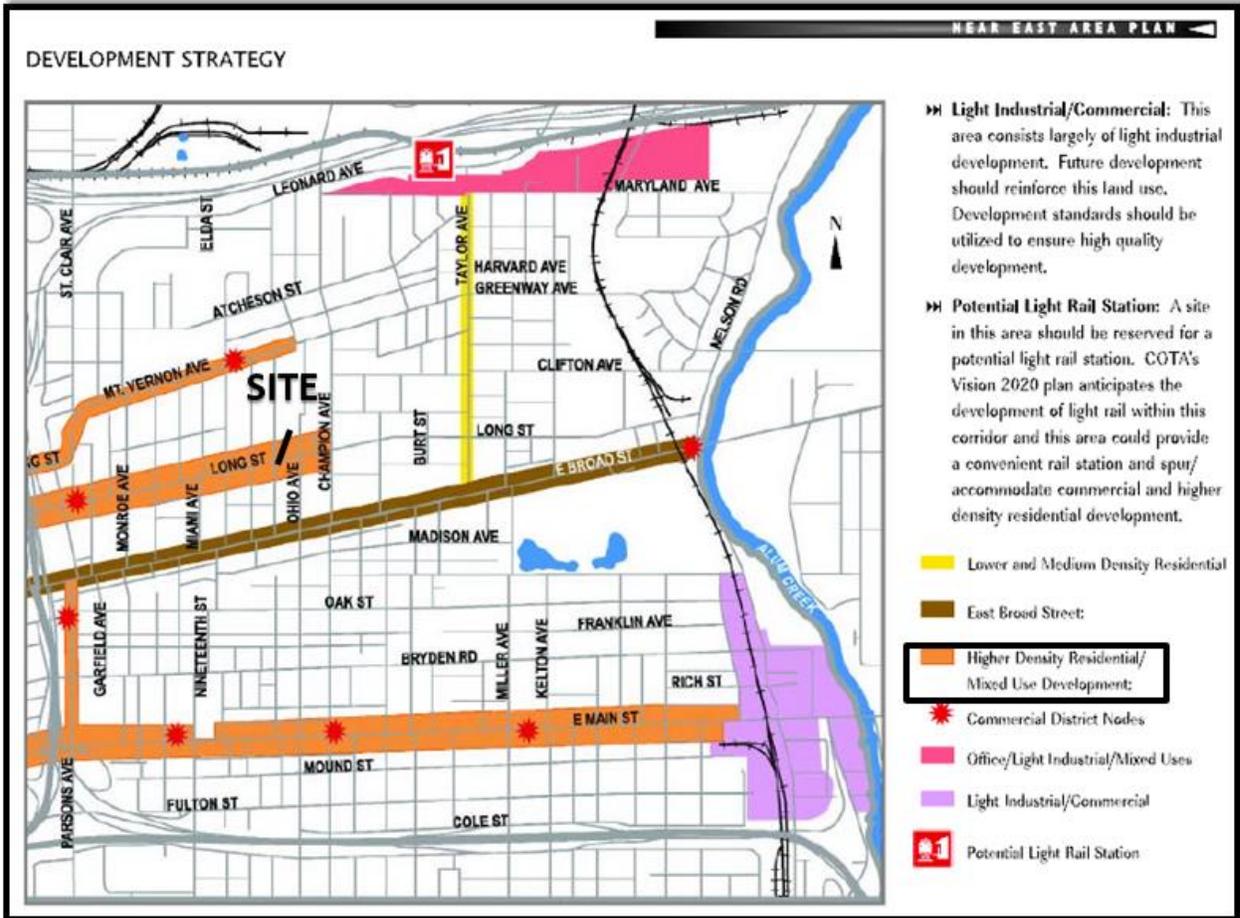
- **3332.27, REAR YARD- ALLOW REAR YARD AREA REDUCTION FROM 25% TO 22% FOR THE SINGLE-UNIT DWELLING; 0% FOR THE CARRIAGE HOUSE**

- **3312.49, MINIMUM NUMBERS OF PARKING SPACES REQUIRED- ALLOW PARKING REDUCTION FROM 6 TO 3**

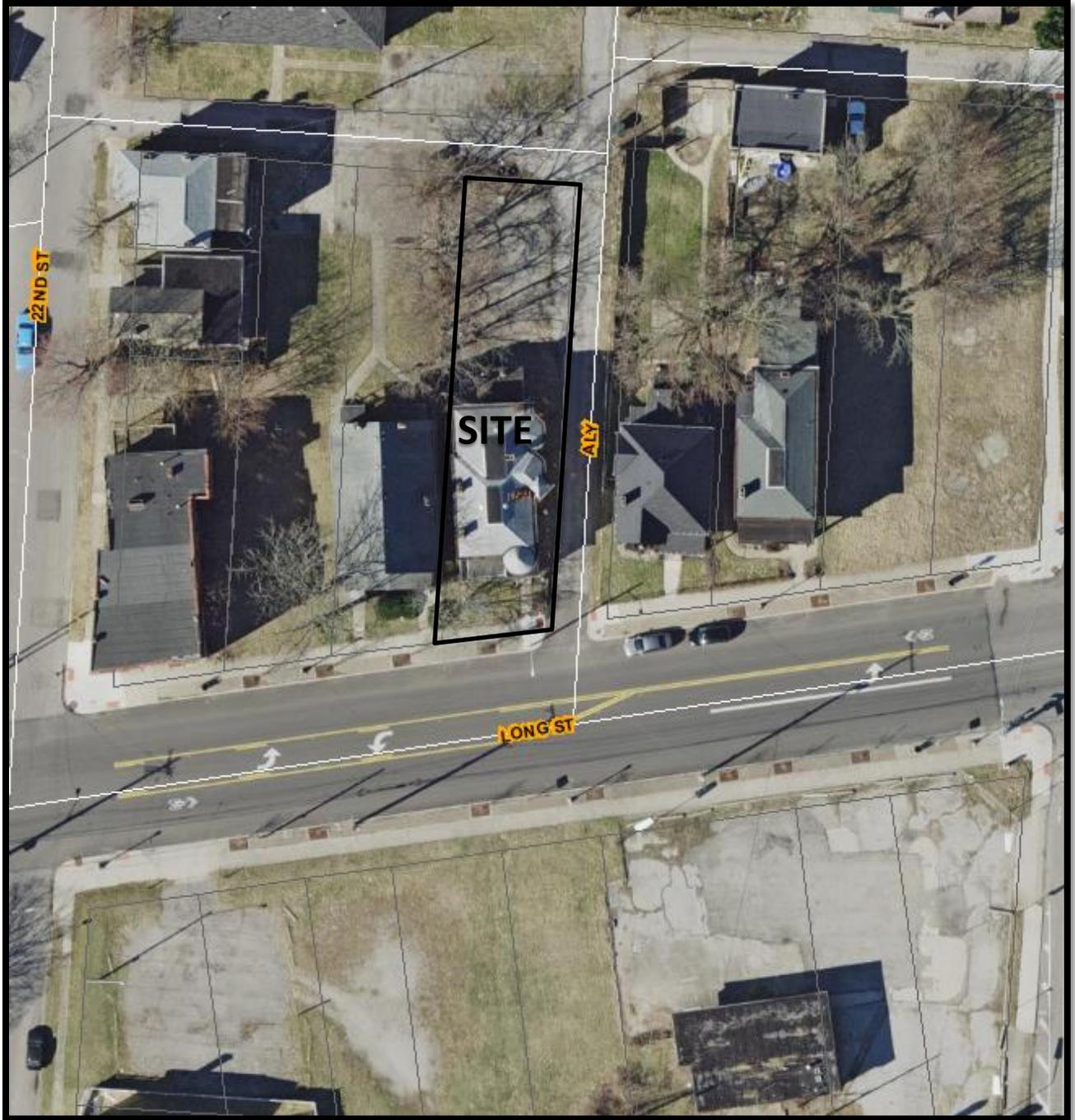
- **3332.26, MINIMUM SIDE YARD PERMITTED- MAINTAIN A MINIMUM SIDE YARD OF THREE FEET ON THE EAST SIDE OF THE TWO-UNIT DWELLING AND NO MINIMUM SIDE YARD FOR THE PARKING SPACE ALONG THE WEST PROPERTY LINE**



CV21-065
1146-1148 East Long Street
Approximately 0.12 acres



CV21-065
 1146-1148 East Long Street
 Approximately 0.12 acres



CV21-065
1146-1148 East Long Street
Approximately 0.12 acres

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number:

CV21-065

Address:

1146-1148 E. Long St. 43203

Group Name:

Near East Area Commission

Meeting Date:

August 19, 2021

Specify Case Type:

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

Recommendation:

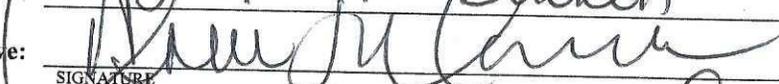
(Check only one and list basis
for recommendation below)

- Approval
- Disapproval

NOTES:

Vote:

Signature of Authorized Representative:

08-0-1 Dickett

SIGNATURE
Near East Area Commission
RECOMMENDING GROUP TITLE
614-531-2200
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 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 #: CV21-065

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) DJUAN ARMSTEAD
of (COMPLETE ADDRESS) 2088 STONE VALLEY PL, REYNOLDSBURG, OH 43068
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. LARS LLC 261 W JOHNSTOWN RD, GAHANNA, OH 43230 8	2. TAG CONSTRUCTION 1772 GENESSEE AVE, COLUMBUS, OH 43211 66% 3
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 25 day of May, in the year 2021

SIGNATURE OF NOTARY PUBLIC *[Signature]*

My Commission Expires 2 Nov 2021

Notary Seal Here



Lawrence K Wright
Notary Public
In and for the State of Ohio
My Commission Expires
November 2, 2021

This Project Disclosure Statement expires six (6) months after the date of recording in Fairfield County