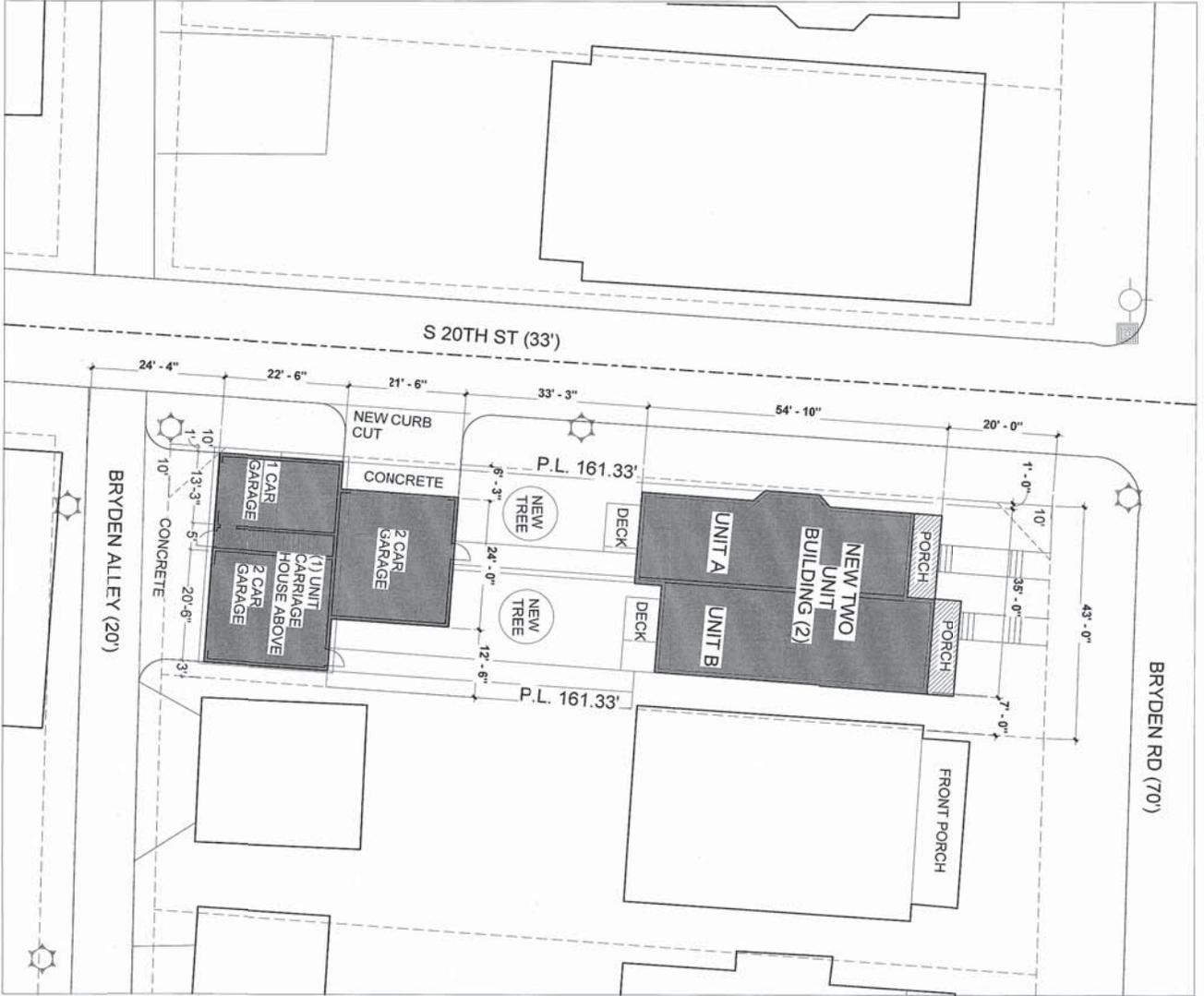


1 SITE PLAN - 10
SCALE: 1" = 10'-0"



OWNER:
RIGHT PROPERTY GROUP
LEGAL DESCRIPTION:
BRYDEN RD
PARSONS 4TH
LOT 10

ARCHITECT:
GUNZELMAN architecture + interiors
Laurie Gunzelman, AIA
88 N FIFTH ST #202
COLUMBUS, OH 43215
(614) 462-2020
laurie@gunzelman.com

SITE ADDRESS: 985 BRYDEN RD
COLUMBUS, OH 43205
TOTAL LOT AREA: 16 ACRES (6,900 SF)
ZONING: R3 RESIDENTIAL (ZRS-023A)
EFFECTIVE: 02/01/1993
PARCEL #: 0100338; 100

THE LOCATIONS OF EXISTING BUILDINGS AND ZONING
APPROBATIONS HAVE BEEN SHOWN ON THIS PLAN IN
ACCORDANCE WITH THE CITY OF COLUMBUS. IT IS BELIEVED
THAT THIS INFORMATION IS CORRECT.

LOT COVERAGE	6,900 SF
TOTAL LOT SF	3,490 SF (51%)
LOT COVERAGE BUILDINGS	3,490 SF (51%)
DUPLEX - 1,670 SF	
CARRIAGE HOUSE - 1,390 SF	

REAR YARD	6,900 SF
TOTAL LOT SF	3,647 SF (53%)
REAR YARD MINUS GARAGE/CARRIAGE HOUSE	2,257 SF (33%)

HEIGHT DISTRICT	H-3B
HEIGHT OF PROPOSED BUILDING TO MID POINT OF ROOF	34' +/-
HEIGHT OF CARRIAGE HOUSE TO MID POINT OF ROOF	24' +/-

The development depicted on this drawing may be slightly adjusted to reflect engineering, utility, or other requirements. The developer warrants that the information provided on this drawing is true and correct to the best of their knowledge and belief. Any minor adjustments to the development shall be the responsibility of the developer or the architect upon submission of the appropriate permit applications to the relevant authority.

Signature: *David B. R...* Date: 12-31-18
Signature: *Donald Hank* Date: 12/31/18
Special Agent for Inspection
Special Agent for Inspection

CV 18 - 093

CV18-039; Final Received 1/8/19

REVISIONS DATE: 12/31/2018 PHASE:	985 BRYDEN RD COLUMBUS OH 43205	PRT # : GUNZELMAN architecture + interiors 88 N 9th Street Suite 202 Columbus OH 43215 P 614-674-6696	
	A-0.2	12/31/2018	



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Application #: CV18-093

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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 discovered after your application is approved, a new application 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 Exhibit 'B'

Multiple horizontal lines for providing details of the variance request.

Signature of Applicant: Right Property Group LLC by David B. P... Date: 10-23-18
Signature of Attorney: Donald Plank Date: 10/23/18

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer

Exhibit B

Statement of Hardship

CV18-093, 985 Bryden Road

The site is located at the southeast corner of Bryden Road and S. 20th Street (33'). The parcel is zoned R-3, as is much of the Near East Area Commission area. Applicant proposes to build a two (2) dwelling unit building on the Bryden Road frontage and a carriage house and garage at the rear of the lot, all as depicted on the submitted site plan. The site is also in the Bryden Road Historic District. This zoning variance application will be reviewed by both the Near East Area Commission and the Historic Resources Commission. The site, while vacant, was previously developed with a two dwelling unit building. Bryden Road is characterized by a range of types of residential uses including single family, two-family and multi-family uses.

Applicant has hardship in that there is no means other than a variance to permit the proposed two dwelling unit building and carriage house/garage on the same parcel.

Applicant requests the following variances:

- 1). Section 3332.035, R-3 Residential District, to permit a two (2) dwelling unit building and carriage house/garage.
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from six (6) spaces at two (2) per dwelling unit to five (5) spaces for three (3) dwelling units.
- 3). Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 43 feet (existing).
- 4). Section 3332.18(D), Basis of Computing Area, to increase lot coverage from 50% to 51%.
- 5). Section 3332.19, Fronting, to permit the carriage house to not front on a public street.
- 6). Section 3332.25, Maximum Side Yards Required, to reduce the maximum side yard from 8.6 feet (20% of 43 feet) to eight (8) feet for the two (2) dwelling units building and four (4) feet for the carriage house/attached garage.
- 7). Section 3332.26, Minimum Side Yard Permitted, to reduce the west side yard from five (5) feet to 1.0 foot.
- 8). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to rear yards as depicted on the Site Plan.



CV18-093
985 Bryden Road
Approximately 0.16 acres



CV18-093
985 Bryden Road
Approximately 0.16 acres

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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:

CV 18-093

Address:

985 Bryden Road

Group Name:

Near East Area Commission

Meeting Date:

December 13, 2018

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: 14-0-0

Signature of Authorized Representative:

Nathaniel D. Bull
SIGNATURE

CHAIR NEAR EAST AREA COMMISSION
RECOMMENDING GROUP TITLE

614-582-3053
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.

HISTORIC DISTRICT COMMISSION RECOMMENDATION

HISTORIC RESOURCES COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 987 Bryden Road
APPLICANT'S NAME: Laura Gunzelman (Applicant)
APPLICATION NO.: 18-11-7b

Bryden Road Historic District
Right Property Group, LLC (Owner)
COMMISSION HEARING DATE: 11-15-2018

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119.

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #18-11-7b, 987 Bryden Road, Bryden Road Historic District, the Historic Resources Commission recommends approval of the proposed variances, as submitted:

Request for Variance Recommendation

- 1) Section 3332.035, R-3 Residential District, to permit a two (2) dwelling unit building and carriage house/garage.
- 2) Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from six (6) spaces at two (2) per dwelling unit to five (5) spaces for three (3) dwelling units.
- 3) Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 43 feet (existing).
- 4) Section 3332.18(D), Basis of Computing Area, to increase lot coverage from 50% to 52%.
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- 6) Section 3332.25, Maximum Side Yards Required, to reduce the maximum side yard from 8.6 feet (20% of 43 feet) to four (4) feet for the carriage house/attached garage.
- 7) Section 3332.26, Minimum Side Yard Permitted, to reduce the west side yard from five (5) feet to 1.0 foot.

8) Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to rear yards as depicted on the Site Plan.

MOTION: Morgan/Stiers (4-0-0) APPROVAL RECOMMENDED

RECOMMENDATION:

RECOMMEND APPROVAL

RECOMMEND DENIAL

NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

Historic Preservation Office

Cet

Historic Preservation Office



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV18-093

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd FL, Columbus, OH 43215
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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 23rd day of October, in the year 2018

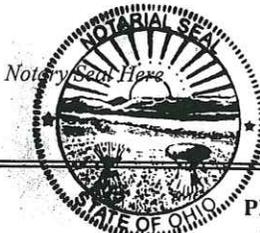
SIGNATURE OF NOTARY PUBLIC

[Handwritten signature]

My Commission Expires:

never

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



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer