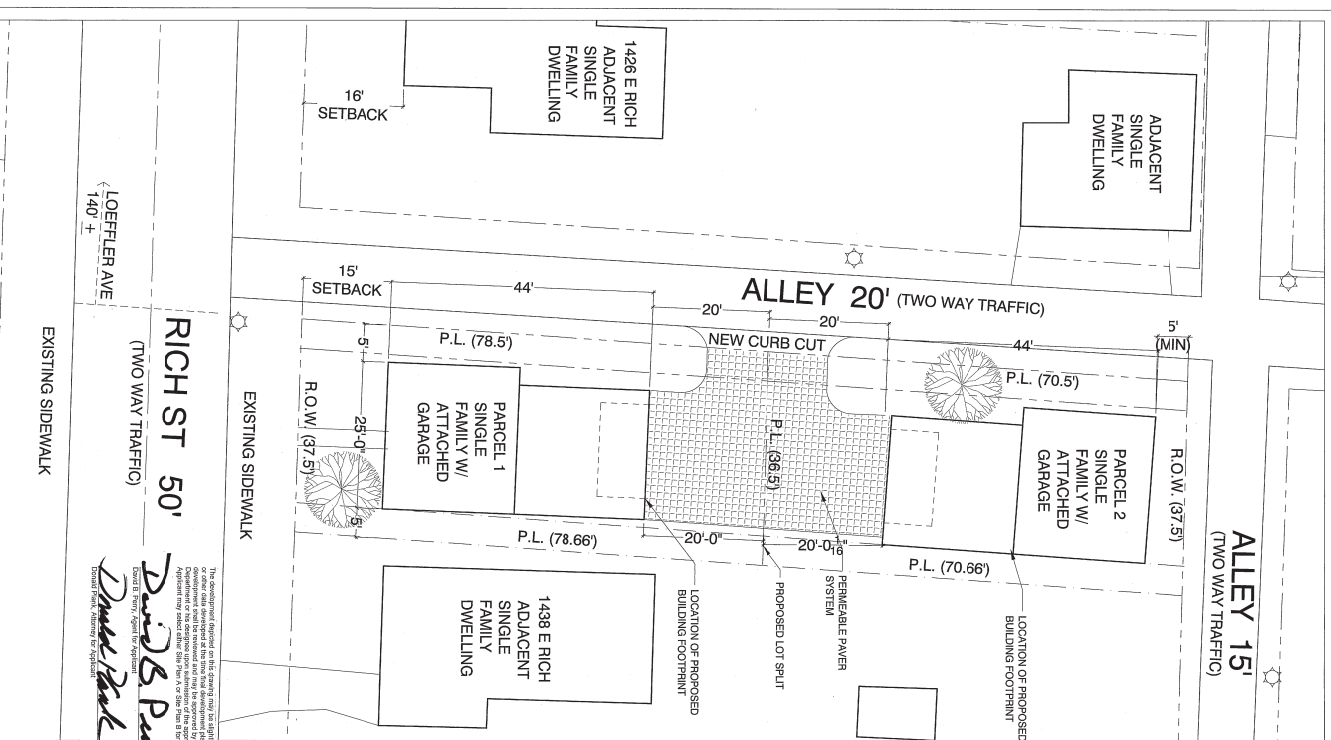


<p><b>OWNER:</b> FLASH MEDIA LLC</p> <p><b>OWNER ADDRESS:</b> 2811 LUTHER ST PO BOX 1010 COLUMBUS OH 43217</p> <p><b>ARCHITECT:</b> GUNZELMAN architecture + interiors 88 N 5th St Suite Columbus, OH 43215 Tel: 614.674.6696 www.gunzelman.com</p> <p><b>LOCAL REGISTRATION:</b> TAMM NELSON ADB 1401 W. N. WILSON AVE COLUMBUS OH 43221</p> <p><b>SITE ADDRESS:</b> 1432 E RICH ST TOTAL LOT AREA: 12 ACRES, 5,488 SF TOTAL LOT AREA: 12 ACRES, 5,488 SF EFFECTIVE AREA: 12 ACRES, 5,488 SF HEIGHT: 14.5</p>	<p><b>PROJECT:</b> REAR YARD INFORMATION</p> <p><b>REAR YARD INFORMATION:</b> LOT AREA: 5,488 SF REAR YARD: 47 SF REAR YARD: 3.4 WIDE</p>	<p><b>LOT SPLIT INFORMATION:</b> PROJECT: 20 DETACHED SINGLE FAMILY DWELLINGS ON ONE (1) PARCEL</p> <p><b>PROPOSED PARCEL INFORMATION:</b> 5,403 SF - 1.24 ACRES NORTH - 33.8° EAST - 78.16° SOUTH - 57.9° WEST - 149°</p>	<p>THE LOCATION OF EXISTING BUILDING SHOWN ON THIS PLAN IN ACCORDANCE WITH THESE LOCATIONS ARE ESSENTIALLY CORRECT.</p> <p>PROPOSED USE: 20 DETACHED SINGLE FAMILY DWELLINGS ON ONE (1) PARCEL.</p>
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<p><b>OWNER:</b> FLASH MEDIA LLC</p> <p><b>OWNER ADDRESS:</b> 2811 LUTHER ST PO BOX 1010 COLUMBUS OH 43217</p> <p><b>ARCHITECT:</b> GUNZELMAN architecture + interiors 88 N 5th St Suite Columbus, OH 43215 Tel: 614.674.6696 www.gunzelman.com</p> <p><b>LOCAL REGISTRATION:</b> TAMM NELSON ADB 1401 W. N. WILSON AVE COLUMBUS OH 43221</p> <p><b>SITE ADDRESS:</b> 1432 E RICH ST TOTAL LOT AREA: 12 ACRES, 5,488 SF TOTAL LOT AREA: 12 ACRES, 5,488 SF EFFECTIVE AREA: 12 ACRES, 5,488 SF HEIGHT: 14.5</p>	<p><b>PROJECT:</b> REAR YARD INFORMATION</p> <p><b>REAR YARD INFORMATION:</b> LOT AREA: 5,488 SF REAR YARD: 730 SF REAR YARD: 25.6 WIDE</p>	<p><b>LOT SPLIT INFORMATION:</b> PROJECT: 12 ACRES PARCEL</p> <p><b>PROPOSED PARCEL INFORMATION:</b> 2,850 SF - .66 ACRES NORTH - 34.5° EAST - 78.16° SOUTH - 57.9° WEST - 78.9°</p>	<p>THE LOCATION OF EXISTING BUILDING SHOWN ON THIS PLAN IN ACCORDANCE WITH THESE LOCATIONS ARE ESSENTIALLY CORRECT.</p> <p>PROPOSED USE: LOT SPLIT OF EXISTING FAMILY DWELLINGS</p>
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**1432 E RICH ST**

**NEW SINGLE FAMILY DWELLINGS**

1432 E RICH ST COLUMBUS OH 43205

DATE: 11.04.2019

PHASE: ZONING REVIEW

**A0.2**

**GUNZELMAN**

architecture + interiors

88 N 5th St Suite  
COLUMBUS, OH 43215  
P | 614.674.6696

**GAI**

CV19-088 FINAL SITE PLAN RECEIVED 11/4/19



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

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

Signature of Applicant Principle Home LLC by Donald B. Plank, Agent Date 8/26/19

Signature of Attorney Donald Plank Date 8/26/19

CV19-088

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**

#### **CV19-088, 1432 E Rich Street**

The site (PID: 010-049546) is located on the north side of E. Rich Street, 140 +/- feet east of Loeffler Avenue. The parcel is zoned R-3, Residential from an area rezoning. Applicant proposes two (2) development options with this application, as depicted on the Site Plan as Site Plan A and Site Plan B. Site Plan A depicts two (2) single family dwellings on the existing parcel and Site Plan B depicts splitting the existing parcel to create two (2) parcels zoned R-3 and build a detached single family dwelling on each parcel. Separate variances are cited for Site Plan A and Site Plan B.

Applicant has a hardship in that there is no means other than a variance to permit two (2) detached dwellings on the same parcel. Applicant has a practical difficulty with compliance with the referenced code sections under both scenarios of development. There are numerous examples of two (2) dwellings supported on the same parcel as well as numerous examples of variances for lot splits to build additional housing in the urban areas of Columbus. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement and a wide range of lot sizes and uses in the area of the property. The proposed single family dwellings will provide for additional home ownership in the area. There is no means other than a variance to permit the proposed two, single family dwellings.

Applicant requests the following variances:

- 1). Section 3332.035, R-3 , Residential District, to permit two (2) detached dwelling units on the same parcel. (Site Plan A)
- 2). Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 37.5 feet (existing). (Site Plan A and B)
- 3). Section 3332.13, R-3 area district requirements, requires that a single-unit dwelling or other principal building shall be situated on a lot of not less than 5,000 square feet in area, while the applicant proposes two single-unit dwellings on a lot area of 4,219 square feet, pursuant to lot area calculation in 3332.18(C) (Site Plan A), or single-unit dwelling on lot areas of 2,850 square feet and 2,750 square feet, respectively (Site Plan B).
- 4). Section 3332.19, Fronting, to permit a dwelling to not front on a public street (alley frontage). (Site Plan A and B).

5). Section 3332.26(F), Minimum Side Yard Permitted, to reduce the minimum side yard for the east and west side yards of the dwelling/Parcel 1 fronting E. Rich Street from 5.83 feet (1/6 of 35 feet) to five (5) feet, and to reduce the north side yard of the rear dwelling/Parcel 2 from 5.83 feet (1/6 of 35 feet) to five (5) feet. (Site Plan A and B)

6). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to rear yard(s) as depicted on the Site Plans. (Site Plan A and B)



CV19-088  
1432 E. Rich St.  
Approximately 0.13 acres





CV19-088  
1432 E. Rich St.  
Approximately 0.13 acres

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number:** CV19-088

**Address:** 1432 E. Rich Street

**Group Name:** Near East Area Commission

**Meeting Date:** October 10, 2019

**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:** 9-0-0

**Signature of Authorized Representative:** Kathleen D. Bully  
SIGNATURE

CHAIR  
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.



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 #: CV19-088

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

Table with 2 columns and 2 rows for project disclosures. Row 1: 1. Principle Homes, LLC; 5 East Long Street, Suite 1009, Columbus, Ohio 43215; # Columbus based Emps: Two (2); Contact: Mike Oliver, 614-365-0612. 2. Flash Media, LLC; 291 Lillian Drive, Pickerington, Ohio 43147; # Columbus based Emps: Two (2); Contact: Mike Oliver, 614-365.0612. Row 2: 3. (blank). 4. (blank).

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 26th day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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