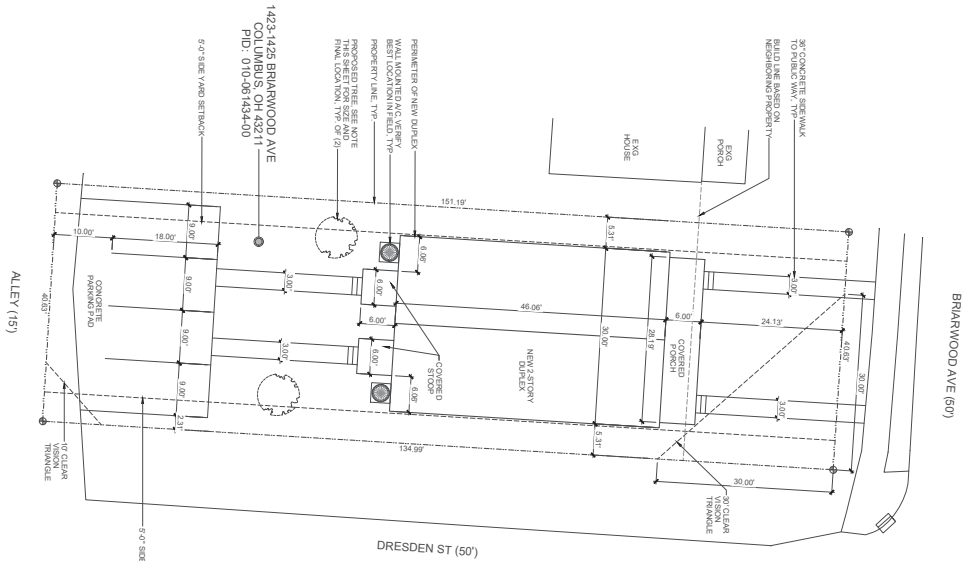


CV24-047 Final Received 6/27/2024 Page 1 of 1



1423-1425 BRIARWOOD AVE
 PID: 010-061434-00

SITE STUDY
 1" = 10'-0"
 0' 10' 20'

COLUMBUS ZONING: C4

THIS SITE STUDY IS FOR PRELIMINARY PURPOSES ONLY. THIS SITE STUDY SHALL NOT BE USED FOR ANY PERMIT OR VARIANCE LATER TO GRADING, SETBACKS, EASEMENTS, LOT COVERAGE, SIDEWALK, DRIVEWAYS, AND ANYTHING TO OR BEYOND THE STRUCTURE SHALL BE COVERED BY A LICENSED SURVEYOR. CONSULT WITH SURVEYOR FOR MORE INFORMATION.

REAR YARD CALCULATIONS:	
TOTAL LOT SQUARE FOOTAGE	6,484.03 S.F.
TOTAL REAR YARD SQUARE FOOTAGE	2,203.86 S.F.
PERCENTAGE OF REAR YARD	42.25%
LOT COVERAGE CALCULATIONS:	
TOTAL LOT SQUARE FOOTAGE	6,484.03 S.F.
TOTAL LOT COVERED AREA	1,621.15 S.F.
PERCENTAGE OF LOT COVERAGE	24.97%

NOTE: TO BE APPLICABLE ON USE, THAT MEETS THE SET REQUIREMENTS IN SECTION 621.13, FINAL LOCATION PLANS, SIGNAGE IS REQUIRED.

6/27/2024

1423-1425 BRIARWOOD AVE
 COLUMBUS, OHIO 43211
 NEW DUPLEX
 PREPARED FOR:

Healthy Homes
 A HEALTHY NEIGHBORHOODS - HEALTHY FAMILIES INITIATIVE

SCALE: 1/4" = 1'-0"
 SHEET DESCRIPTION:
 SITE STUDY
 A1423-7/21 WWW.SB&A-DESIGN.COM

DATE: 06/27/2024	SITE STUDY
SCALE: 1/4" = 1'-0"	DATE: 06/27/2024
SHEET DESCRIPTION:	DATE: 06/27/2024
SITE STUDY	DATE: 06/27/2024
A0-0	DATE: 06/27/2024
SCALE: 1/4" = 1'-0"	DATE: 06/27/2024
SHEET DESCRIPTION:	DATE: 06/27/2024
SITE STUDY	DATE: 06/27/2024
A0-0	DATE: 06/27/2024

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.

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

Emily Long Rayfield

Date

4/23/2024

Healthy Homes

Statement in Support of Variance(s)

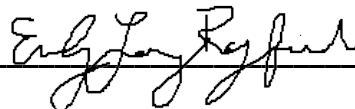
The site is located on Briarwood Avenue, East of Cleveland Avenue on the corner of Briarwood Ave and Dresden St. The parcel is zoned C-4 Commercial but surrounded by R3 zoning. The applicant proposes to build a two (2) unit dwelling (duplex) and four surface parking spaces at the rear of the lot with parking accessed from the back alley, as depicted on the submitted site plan. Additionally, the applicant proposes a reduced parking setback and building line setback from the east property line. This will allow more backyard space and will not block view as it the parking is a surface lot.

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.

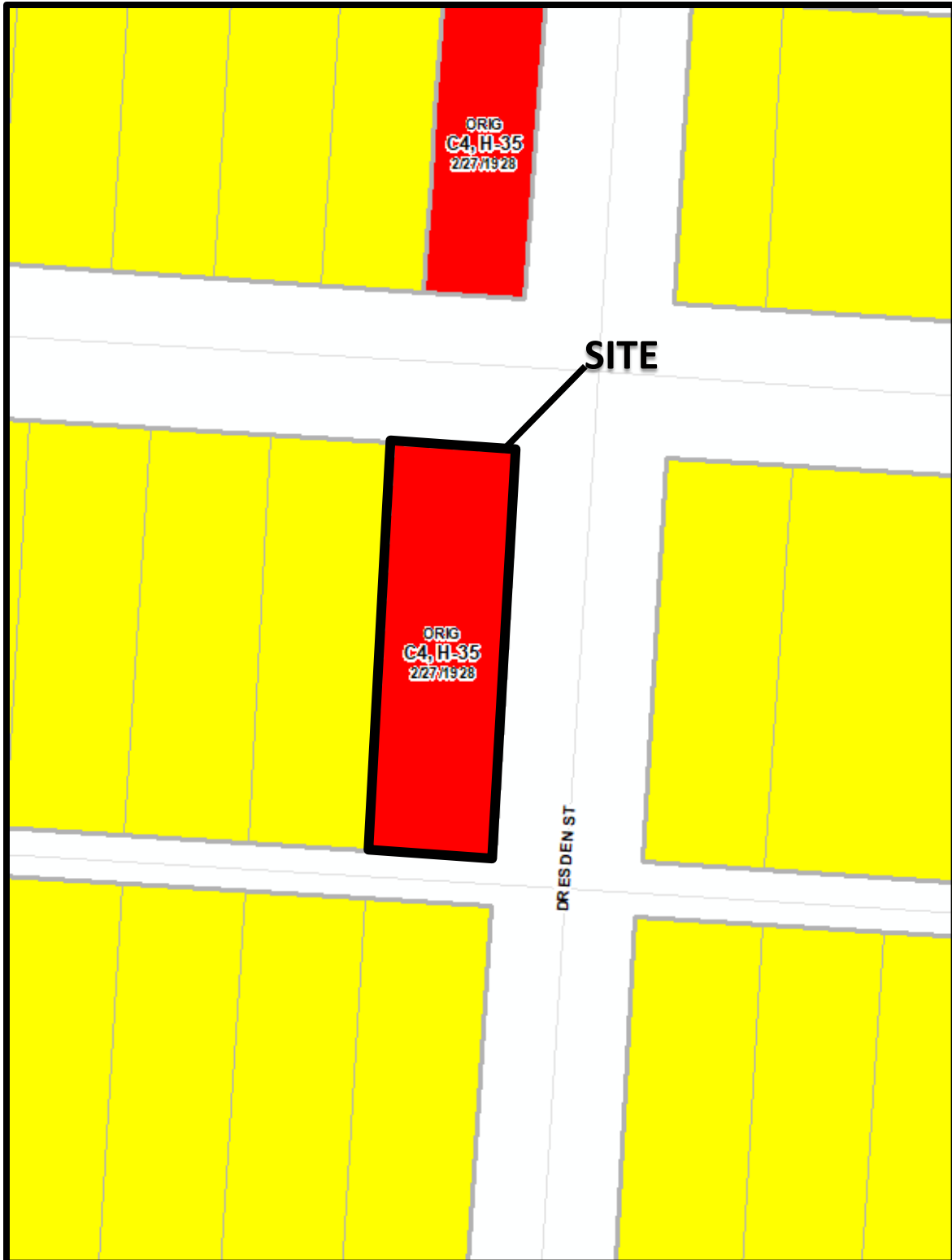
Applicant requests the following variances:

1. **Section 3356.05[C]**: C-4 Commercial District, to permit a 2-unit dwelling building as depicted on the site plan.
2. **Section 3356.11[4]**: Building Line Requirements, to reduce the building line from 10 feet to 5.31 feet.
3. **Section 3312.27[4]**: Reduced Parking Setback Requirements, to reduce the parking set back from the required 10 feet to 2.3 feet.+

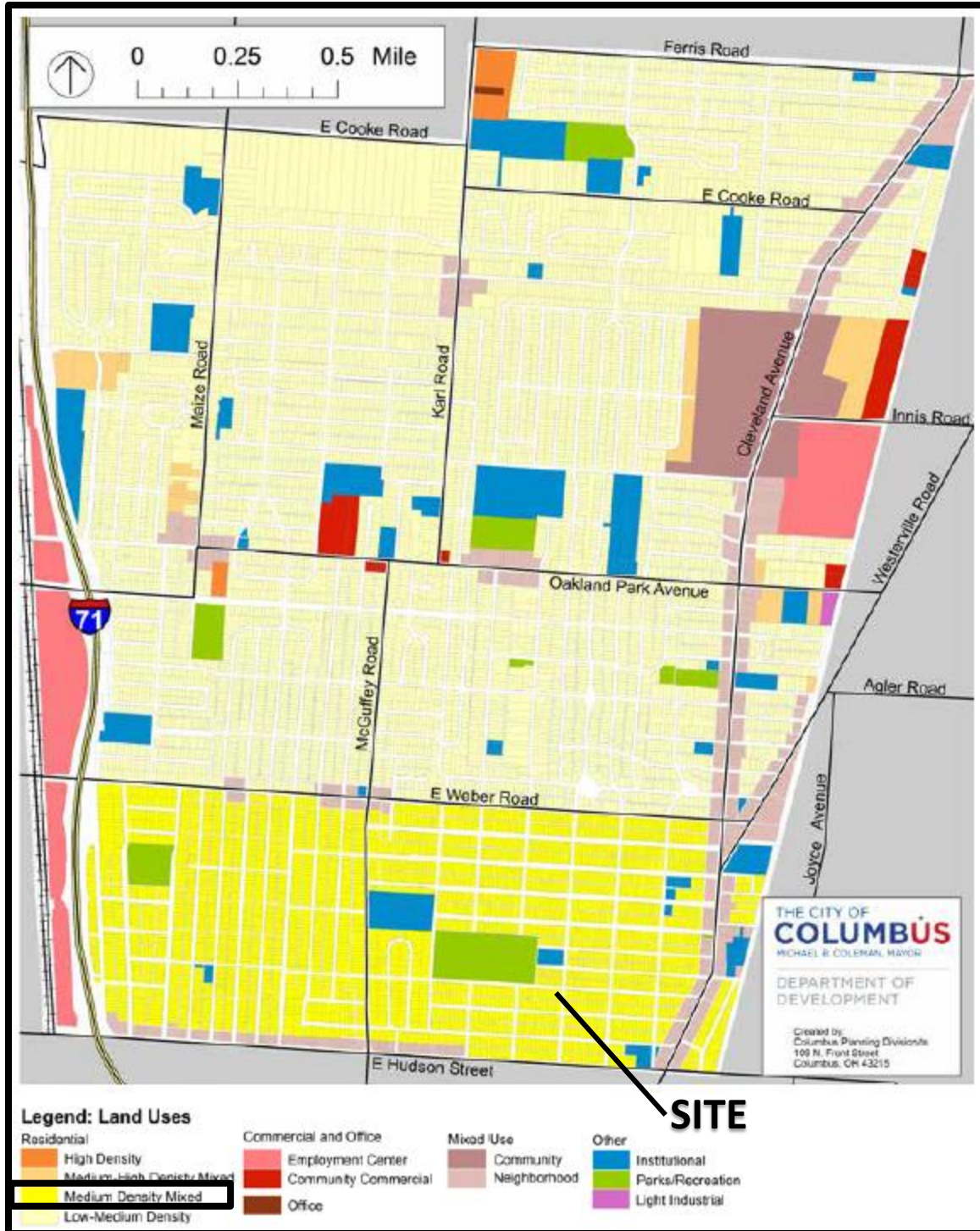
Signature of Applicant



Date 6/27/2024



CV24-047
1423-1425 Briarwood Ave.
Approximately 0.13 acres



CV24-047
1423-1425 Briarwood Ave.
Approximately 0.13 acres



CV24-047
1423-1425 Briarwood Ave.
Approximately 0.13 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number _____

Address _____

Group Name _____

Meeting Date 5/16/2024

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:

Vote _____

Signature of Authorized Representative  _____

Recommending Group Title _____

Daytime Phone Number _____

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 #: CV24-047

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) 1423-1425 Briarwood Ave Columbus, Ohio 43211

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Emily Long Rayfield - Lead Development Manager HNHF Realty Collaborative - Healthy Homes PO Box 77499 Columbus, Ohio 43207	2.
3.	4.

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 23rd day of April, in the year 2024

Lydia Ann Ndungu
SIGNATURE OF NOTARY PUBLIC

01/31/2028
My Commission Expires

Notary Seal Here



Lydia Ann Ndungu
Notary Public, State of Ohio
My Commission Expires 01-31-28

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