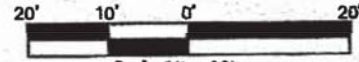


Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus, Being Lot 136, Jacob H. Studer's Amended Subdivision, Plat Book 5, Page 294

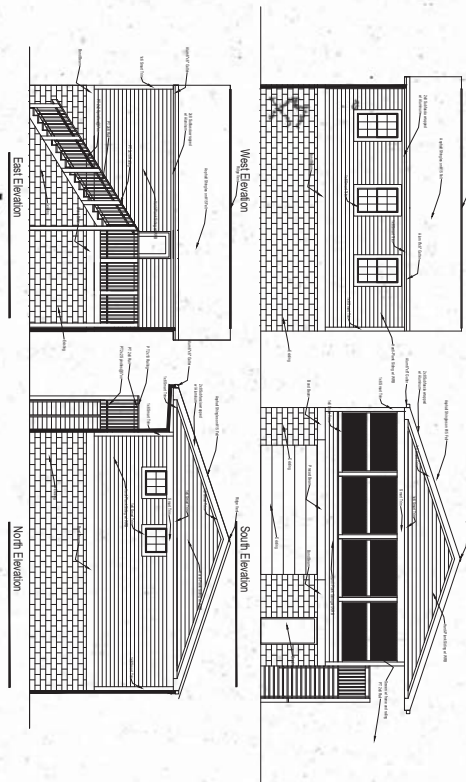
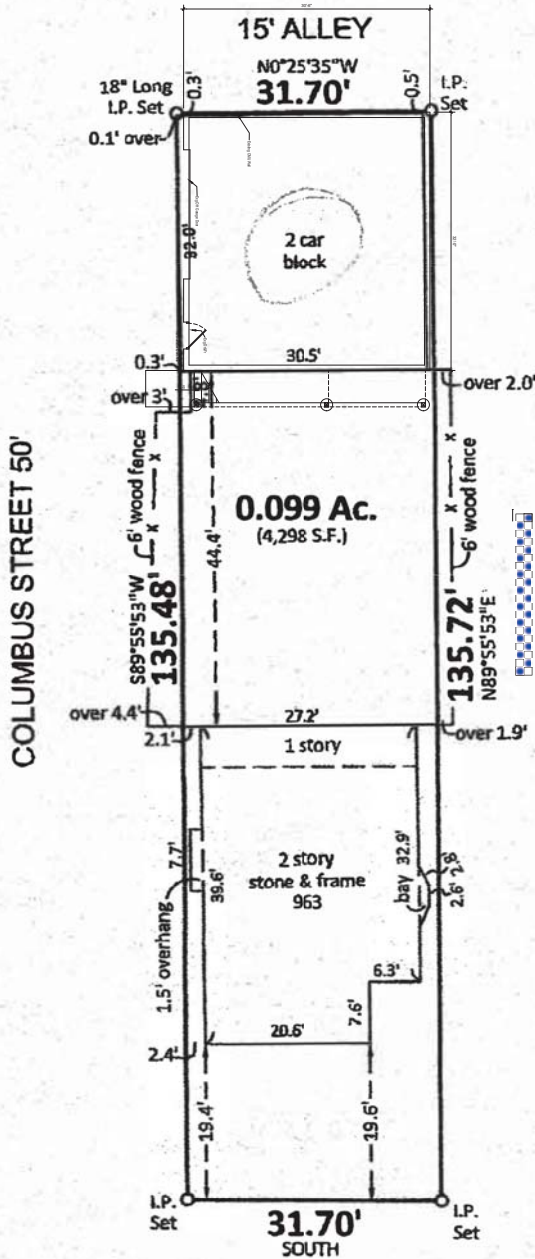
Applicant:

Posted Address: 963 Linwood Avenue, Columbus, Ohio



Scale 1" = 20'

Date: 09/28/2022



LINWOOD AVENUE 60'

Myers Surveying Co., Inc

By *Joseph P. Myers*

Professional Surveyor

Final Site Plan Received 9.20.23 Sheet 1 of 1 CV23-060

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30"x1" O.D. with an orange plastic plug inscribed "MYERS P.S. 6579", unless otherwise noted. Basis of bearings is the west right of way line of Linwood Avenue assumed SOUTH.

Variance Site and Building Elevations

SHEET: A11	SCALE: 1/8" = 1'-0" DATE: 09/28/2022		<p align="center">Guest House Remodeling Existing Residence Property</p> <p align="center">963 Linwood Avenue Columbus, Ohio</p>	# DATE DESCRIPTION △ △ △ △ △
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Hardship Summary Letter

For: Guest House Variance CV23-060

Address: 963 Linwood Avenue
Columbus, Ohio
Attention: City Council



Dear City Council,

My client lives at this property with his family. The house is zoned for R-2F, Residential use. There are two existing structures on the property. The Applicant wants to continue to use the existing buildings.

The proposed variances include the following:

1. Relief from 3332.38(G) (Private Height) to increase the height from 15 feet to 28 feet above grade for the addition of the guest suite above the existing garage.
2. Relief from 3332.38(H) (Private Garage) to allow habitable space in the second story of a detached garage.
3. Relief from 3332.26(E) of minimum side yard of 3 feet. The existing garage is 0.2 feet from the north property line.
4. Relief from 3321.05(B)(1) 10 foot clear vision triangles located at the SW corner of the existing property.
5. Relief from 3321.05(B)(2) 30 foot clear vision triangles located at the SE corner of the existing property.
6. Relief from 3332.26 North and South side yards at 3' each and a total side yard required to be 6.34' (3332.25) and (3332.22) side yard from 6.34' to 0'.

The requested variances will not seriously affect adjoining properties, or the general welfare. The granting of these variances will not impair an adequate supply of light and air to the adjacent property, nor unreasonably increase the congestion of public streets, nor increase the danger of fires, nor endanger the public safety, nor unreasonably diminish or impair established property values within the surrounding area, or in any other respect the public health, safety, comfort, morals, or welfare of the inhabitants of the city.

The use of this guest house would serve as a wonderful relief for the entire family when the entire family is in town. The family is growing and doing many travels to and from Columbus. There will be in the guest house a food prep area. The thought of not having this additional eating space is such a terrible option for my clients multi-generational household.

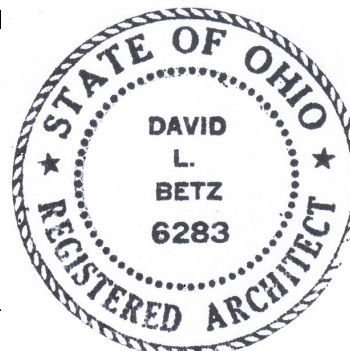
The sanitary will be directly tied into the existing residence sewer. The water will be fed underground from the existing residence with the existing meter.

Please consider approving the variance for the improvement, for t

Respectfully,

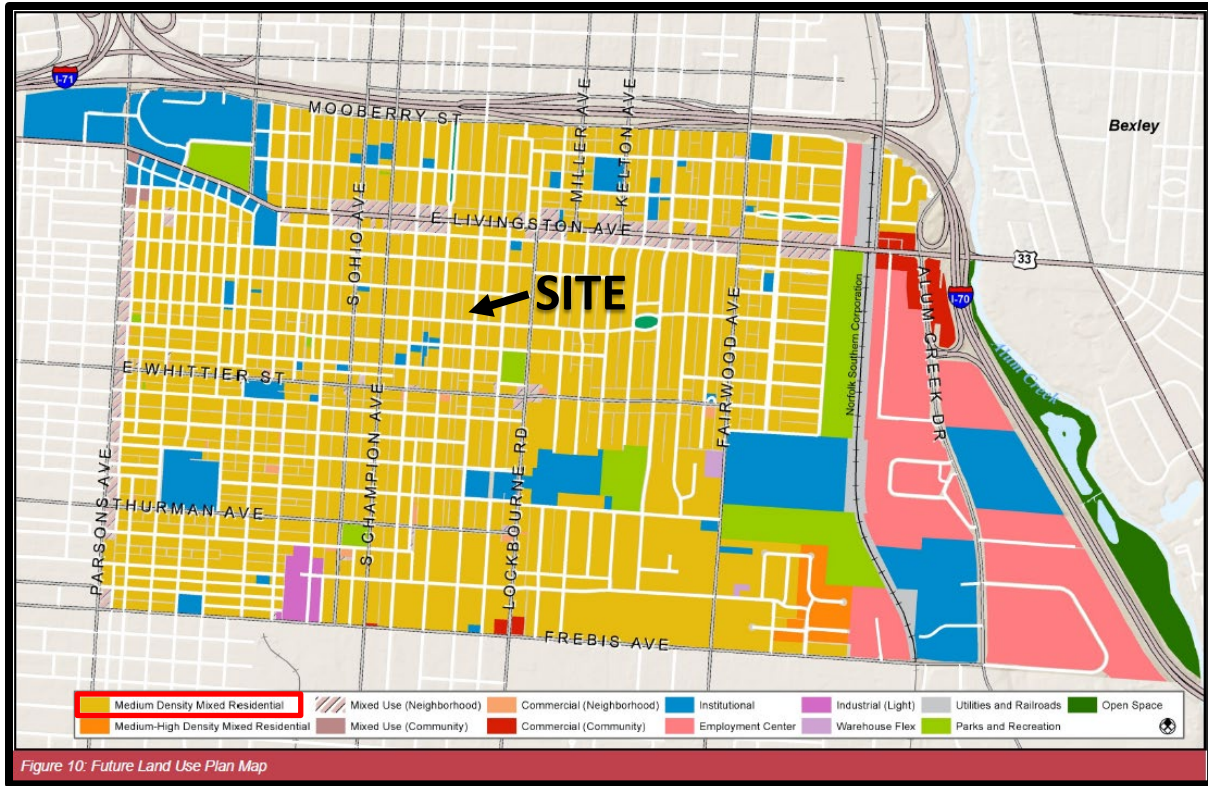
David Betz, Architect, and Applicant for Resident

8-8 -2023





CV23-060
963 Linwood Ave.
Approximately 0.09 acres



CV23-060
963 Linwood Ave.
Approximately 0.09 acres



CV23-060
963 Linwood Ave.
Approximately 0.09 acres

Standardized Recommendation Form

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 CV23-060

Address 962 LINWOOD AVENUE

Group Name COLUMBUS SOUTHSIDE AREA COMM

Meeting Date 07.25.2023

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 APPROVED

Signature of Authorized Representative *Colum M. Myer*

Recommending Group Title COLUMBUS SOUTH SIDE AREA COMMISSION

Daytime Phone Number 585.746.1103

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.

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 #: CV23-060

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) David Betz, Architect
of (COMPLETE ADDRESS) 353 South Drexel Ave. Bexley, Ohio 43209

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. Abdul Muhammad</p> <p>963 linwood Ave Columbus oh 43206</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT David Betz, Architect



Sworn to before me and signed in my presence this 31 day of May, in the year 2023

Carolann E Ellingsen
SIGNATURE OF NOTARY PUBLIC

Feb. 21, 2027
My Commission Expires

Notary Seal Here



CAROLANN E ELLINGSEN
Notary Public
State of Ohio
My Comm. Expires
February 21, 2027

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