

SITE PLAN

1 inch = 10 feet

Wilcox Street 45 ft.

Pearl Street 16.5 ft.

Zoning: R2F	
Lot A 010-022676 (Wilcox)	2015 sq ft
Lot B 010-057650 (Pearl)	2557 sq ft
Combined Lots	4563 sq ft
Gross Bldg Area	4042 sq ft
Minus Walls, Stairs, HVAC	1310 sq ft
Net Building Area	2732 sq ft
Lot Coverage	
Bldg Area	1763 sq ft (38%)
Parking Area	912 sq ft (20%)
Walks & Planting	1888 sq ft (42%)
Parking 6 Spaces	
(3) 2 Br Units - Total 6 Bdrms	
Building Height - 28 ft ±	

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2/10/12

Statement of Hardship

Our proposal is to combine two lots (R-2F) A. 101-022676 (2015 sq ft) and B. 101-057650 (2557.5 sq ft) into one 4572.5 sq ft (.11 acre) site. Since lot A fronts on Wilcox St and Lot B fronts on Pearl St, Our intention is to provide one three unit apartment building with the entrance from Wilcox and the parking from Pearl(Rather than two units on each lot). Lot A is clear and lot B contains an unrestorable structure.

Three new 2Br units are necessary to economically justify the project.

3372.544 Maximum Floor Area

The net building area is 2732 sq ft ÷ 4572.5 sq ft (lot area) = 60 %

60% Requested - 40% Far Maximum Permitted.

3332.27 Rear Yard

The rear yard has 778 sq ft of planting (18%) and 912 sq ft of parking (20%) we will be at the required 25% if we are allowed to count the 280 sq ft of the side yard (Pearl St) in our calculations.

3372.542 Maximum Lot Coverage

38% Requested - 25% Permitted by code.

3372.543 Building Line

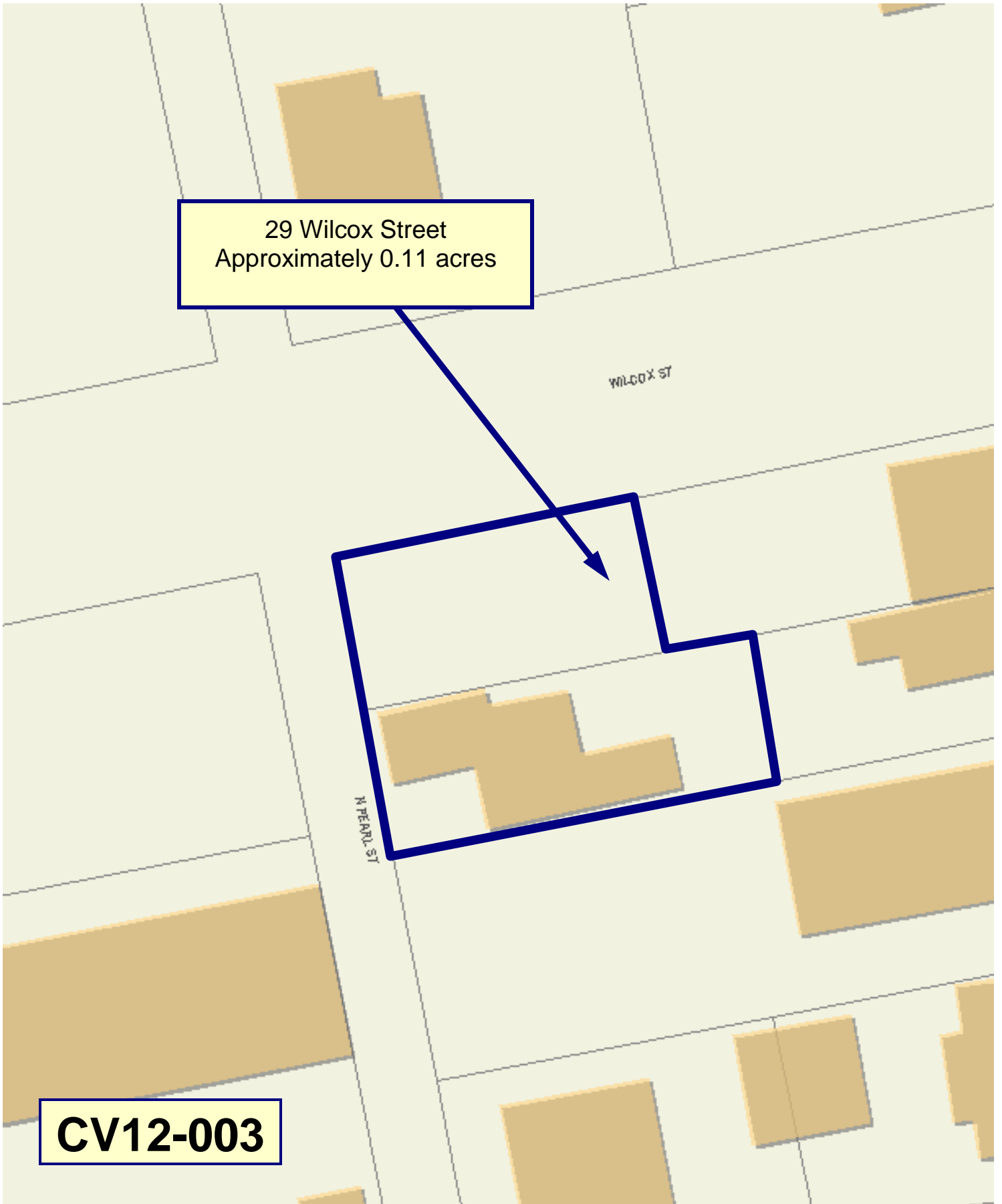
8' Requested 10' Minimum Required by code.

(Existing Properties are 8' or less)

3312.25 Maneuvering

Reduction of vehicle maneuvering area from 20 ft to 18.5 ft.





29 Wilcox Street
Approximately 0.11 acres

WILCOX ST

N PEARL ST

CV12-003



City of Columbus
Mayor Michael B. Coleman

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

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Tom Wildman

March 21, 2012

TO: Dana Hitt,
Planner II
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2395
dahitt@columbus.gov

RE: Council Variance for 27/29 Wilcox & 2466 Pearl

Dear Mr. Hitt:

This letter is to inform you that the UAC voted in favor of the Zoning Committee's recommendation to approve the Council Variance to combine 2 existing lots for the purposes constructing (3) 2-bedroom residential units. The following list of variances is:

- Sect. 3372.544: Max F.A.R. is 40%; request is for 60%
- Sect. 3332.27: 25% rear yard required; proposed has 18% plant area, 20% parking area.
- Sect. 3332.542: Max. lot coverage allowed is 25%; applicant requests 38%
- Sect. 3372.543: 10 ft. min. is allowed; applicant requests 8 ft.
- Sect. 3312.25: 20 ft. min. allowed access aisle for parking spaces; applicant requests 18.5 ft.

The vote was 9 yes, 1 no and 1 abstention.

Respectfully Submitted,

Susan Keeny
UAC Zoning Committee



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV12-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] BARRY JARDINE

Of [COMPLETE ADDRESS] 2561 WOODSTOCK RD COLUMBUS, OH 43221

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 formats

- 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

1. <u>NEW BLOOD LTD.</u> <u>48 E 15TH AVE</u> <u>COLUMBUS, OH 43201</u>	2. <u>BRECO CONSTRUCTION & DEVELOPMENT</u> <u>48 E 15TH AVE</u> <u>COLUMBUS, OH 43221</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 30th day of January, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature: Dorothy Tasseff]

My Commission Expires:

11.30.13

Notary Seal Here

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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer