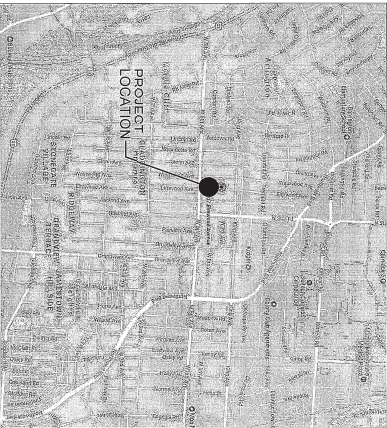
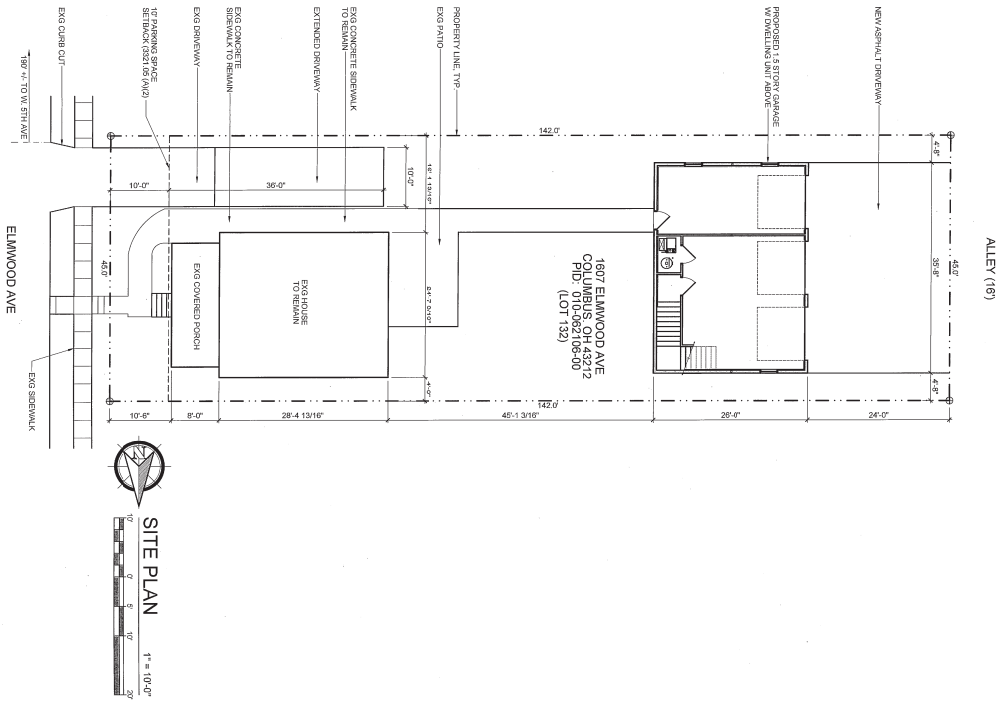


CV16-054, SHEET 1 OF 2

2 ARCHITECTURAL SITE PLAN



THIS SITE PLAN MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE DATA DEVELOPED BY AN ENGINEER OR SURVEYOR. ANY ADJUSTMENTS SHALL BE REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE PLANNING DEPARTMENT. ANY ADJUSTMENTS SHALL BE UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.

David B. Perry, Agent
Date: 6-19-17
David B. Perry
Donald Frank, Attorney
Date: 6/19/17

SITE DATA TABLE

ADDRESS	1607 ELMWOOD AVE COLUMBUS, OH 43212
P.D.	07-02206-00
SITE AREA	0.147 ACRES (6,360 +/- S.F.)
EXISTING USE	DETACHED SINGLE UNIT
PROPOSED USE	DWELLING AND DETACHED GARAGE WITH DWELLING UNIT ABOVE REAR EXISTING DETACHED GARAGE (3) CAR GARAGE WITH ONE DWELLING UNIT ABOVE GARAGE

HEIGHT DISTRICT	M-25
PROPOSED GARAGE / DWELLING UNIT	29'-0"
LOT COVERAGE	MAXIMUM BUILDING COVERAGE: 50%
	ACTUAL BUILDING COVERAGE: 30% +/-

#	DATE	ISSUED WITH CHANGE DESCRIPTION
1	6/19/17	PRELIMINARY

1607 ELMWOOD AVE
COLUMBUS, OH 43212

SBA STUDIOS
ARCHITECTURAL DESIGN
615.622.7761 WWW.SBA-STUDIOS.COM

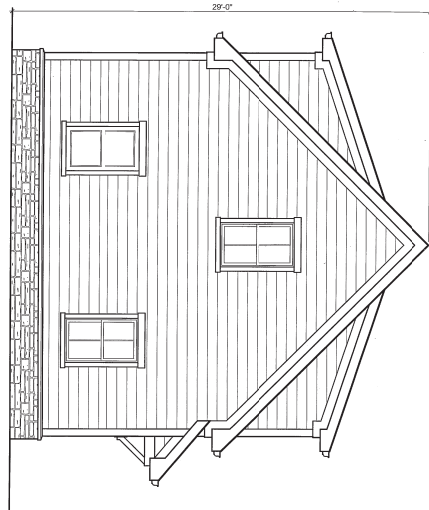
PRELIMINARY
FOR
CONSTRUCTION

SCALE: 1" = 10'-0"

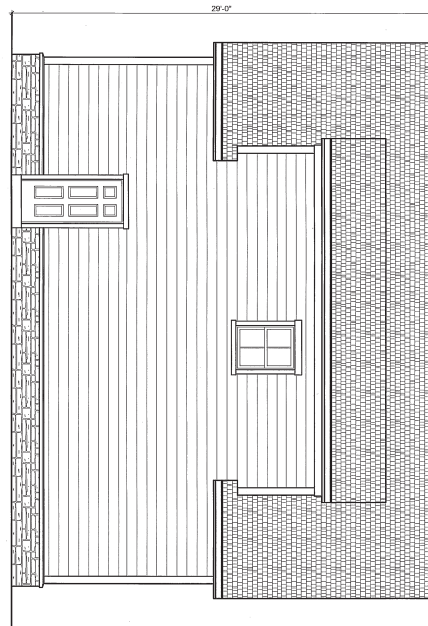
SHEET 2 OF 2
ARCH. SITE PLAN
A0-1

DATE: 06/19/2017
ZONING REVIEW
BY: SBA STUDIOS PROJECT # 2016-054

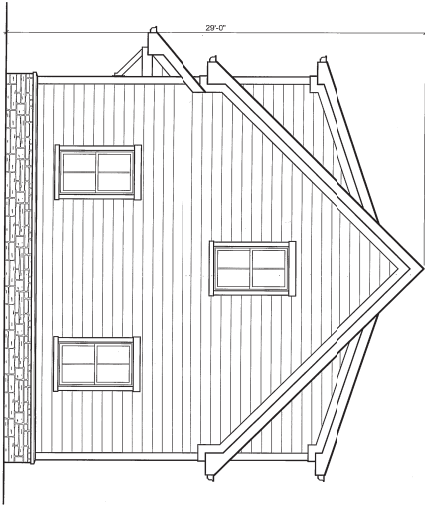
4 EAST ELEVATION



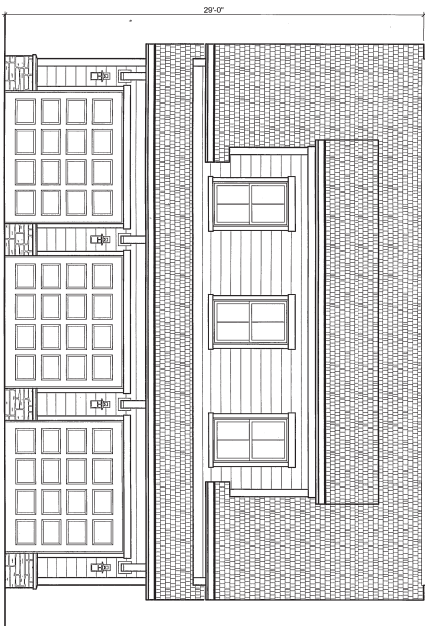
4 SOUTH ELEVATION



3 WEST ELEVATION

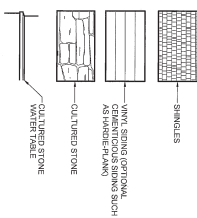


1 NORTH ELEVATION



CV16-054, SHEET 2 OF 2

ELEVATION MATERIAL LEGEND



THE ELEVATIONS MAY BE SLIGHTLY ADJUSTED TO REFLECT FINAL ARCHITECT DESIGN AND MATERIAL SELECTION AT THE TIME FINAL DRAWINGS FOR BUILDING PERMIT ARE PREPARED. ANY SLIGHT ADJUSTMENT TO THE ELEVATIONS SHALL BE REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE BUILDING AND ZONING SERVICES DEPARTMENT OR HIS DESIGNEE UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.

David B. Perry, Agent Date: 6-19-17
David B. Perry, Agent
Donald Plank Date: 6/19/17
Donald Plank, Attorney

1607 ELMWOOD AVE
COLUMBUS, OHIO 43212

SBA STUDIOS
ARCHITECTURAL DESIGN
614.582.1791 WWW.SBASTUDIOS.COM

A2-1

EXTERIOR ELEVATIONS



Exhibit B

Statement of Hardship

CV16-054, 1607 Elmwood Avenue

The site is zoned R-4, Residential and is presently developed with a single family dwelling. Lot area is 6,390 SF. The site is adjacent to the W Fifth Avenue commercial corridor and extensive multi-family land use in the area. Applicant proposes to build a detached carriage house with first floor parking (3 spaces) and a second floor dwelling unit at the rear of the lot, behind the existing single family dwelling. There have been similar approved development proposals in the Fifth by Northwest Area Commission area. The area is characterized by 1 – 4 family dwellings and larger multi-family buildings in the R-4. The applicant is requesting a council variance to provide for appropriate residential development of the subject property that is consistent with other residential uses in the neighborhood.

A hardship exists in that two dwellings are appropriate and consistent with the mixed residential character and density of this neighborhood. The grant of these requested variances will not adversely affect the surrounding property or surrounding neighborhood, will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion of public streets, or unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus. The applicant requests the grant of these variances necessary for this appropriate development of the property.

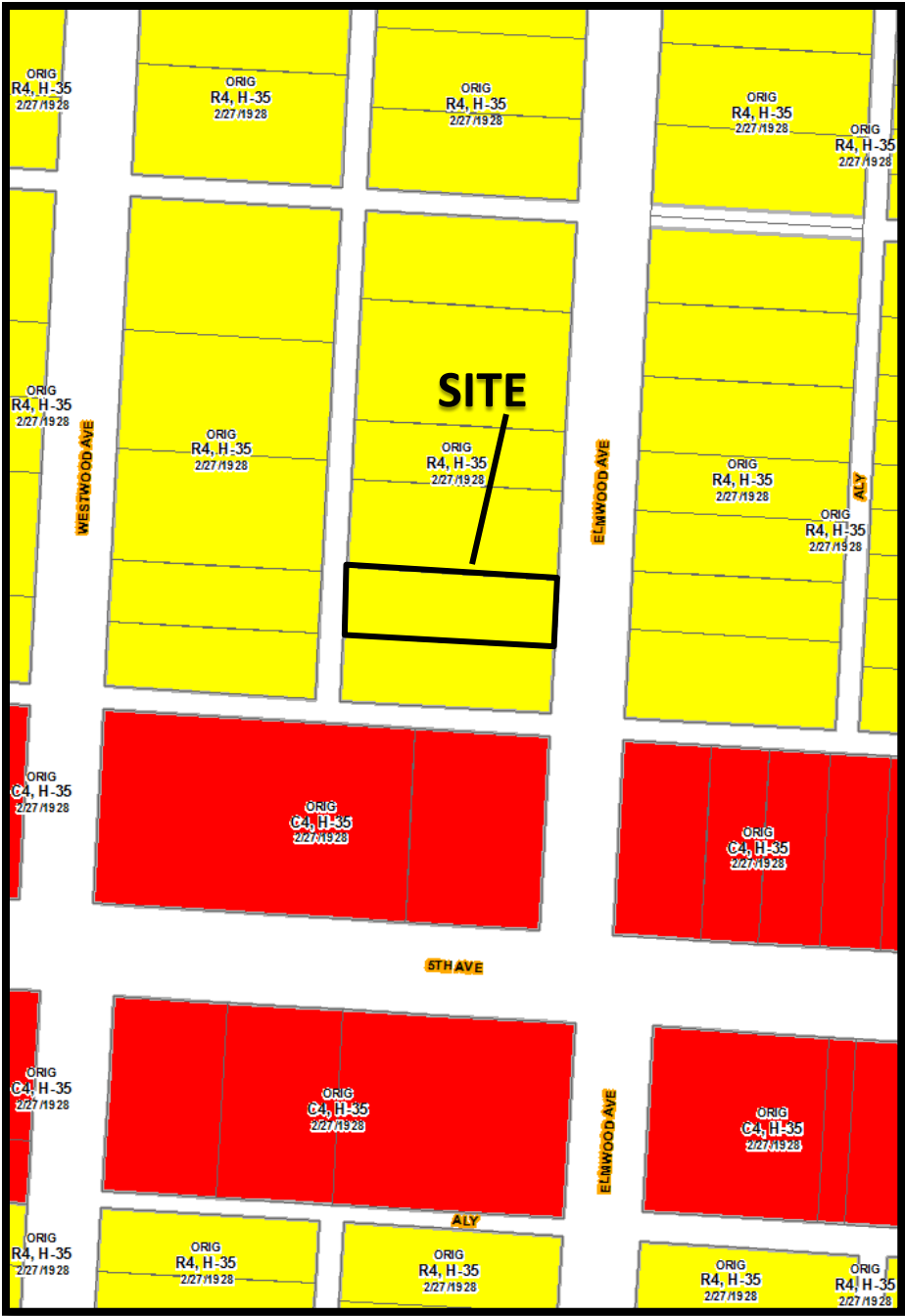
Applicant requests the following variances:

- 1). Section 3332.039, R-4, Residential District, permits 1 – 4 dwelling units in one building, while the applicant proposes two (2) separate buildings on the parcel with the existing single-family dwelling and proposed carriage house with garage parking and one (1) dwelling unit.
- 2). Section 3332.05, Area district lot width requirements, requires a minimum lot width of fifty (50) feet in the R-4, Residential District, while the applicant proposes two (2) detached dwellings on the existing platted 45-foot wide parcel.
- 3). Section 3332.15, R-4 area district requirements, requires that a single family dwelling to be on a lot with area of 5,000 SF and a two-family dwelling on lot area of 6,000 SF, while applicant proposes a two (2) detached single family dwellings on the existing 6390± square foot lot.
- 4). Section 3332.19, Fronting on a public street, requires a dwelling unit to have frontage on a public street, while the lot has frontage, but the proposed carriage house doesn't directly front on a public street.

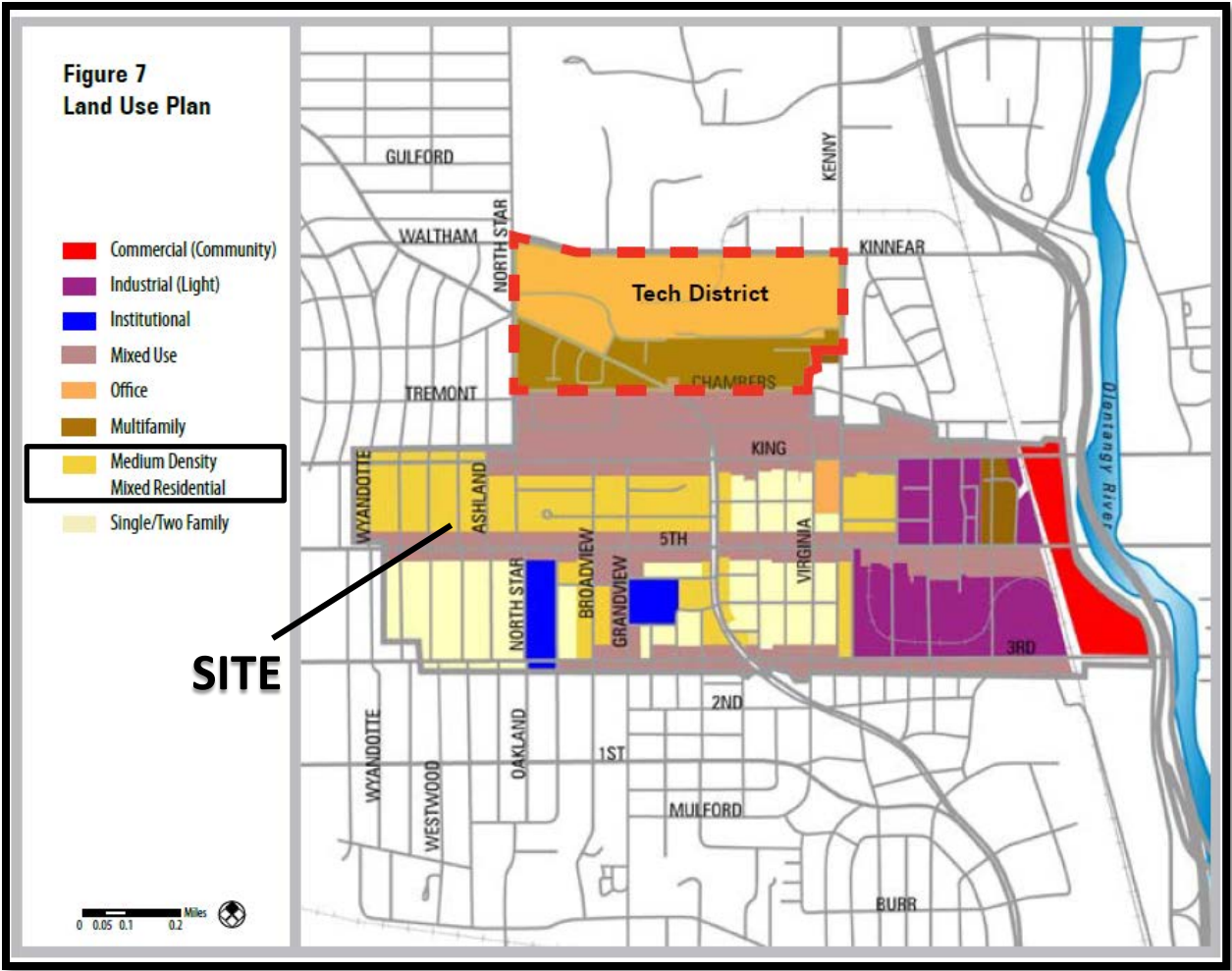
5). Section 3332.26 Minimum Side Yard, to reduce the required side yard from 5 feet to 4.5 feet for the proposed detached dwelling unit (carriage house) and to conform the existing side yard on the north side of the existing single-family structure which has a side yard of 4 feet, instead of the current required minimum of 5 feet.

6). Section 3332.27 Rear Yard, to reduce the required rear yard from 25% to 0% for the carriage house , while Rear Yard west of the existing single family dwelling, between the existing single family dwelling and the proposed carriage house, exceeds 25% of lot area, and applicant proposes yards as depicted on the Site Plan.

06-19-17

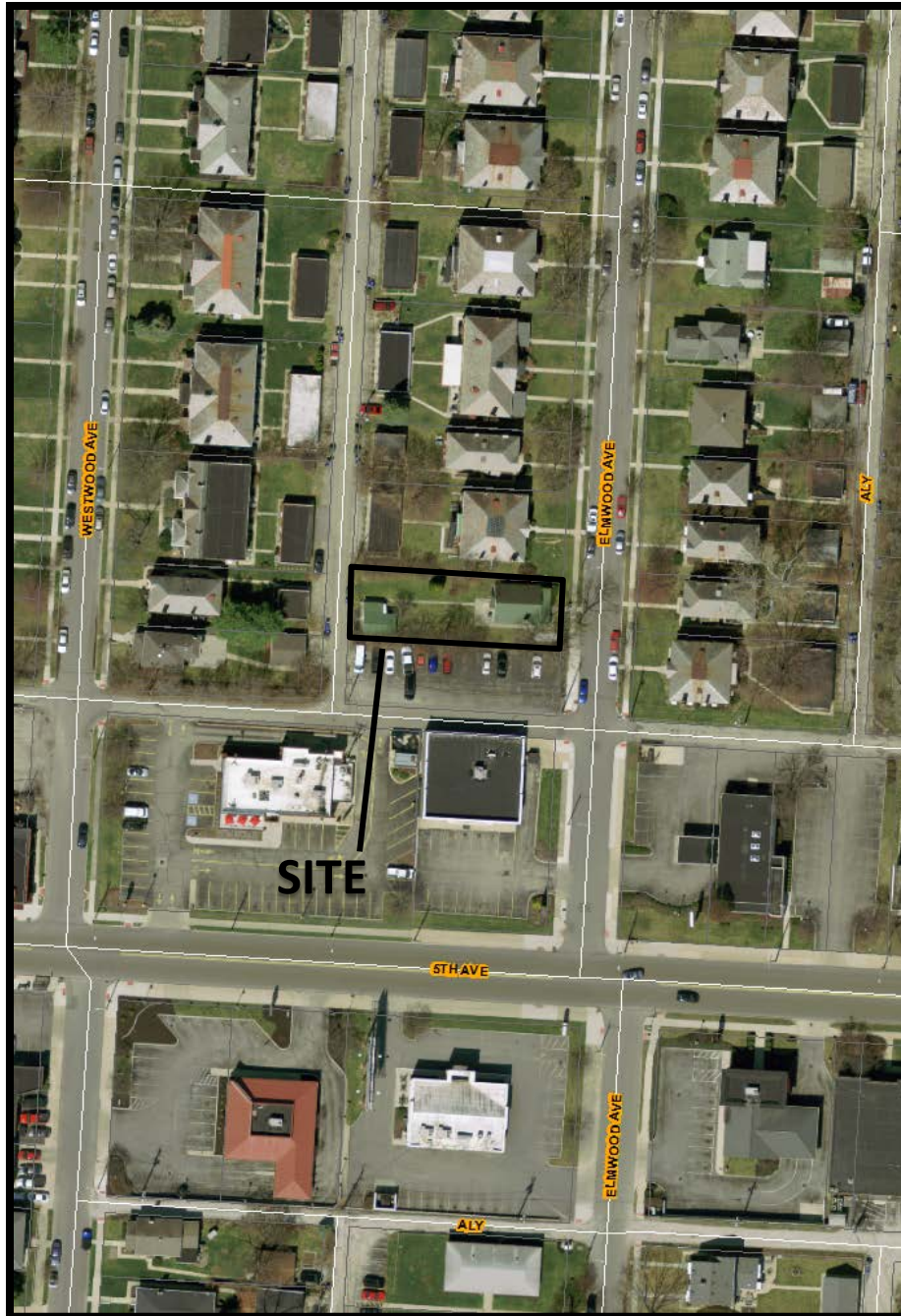


CV16-054
1607 Elmwood Avenue
Approximately 0.15 acres



Fifth by Northwest Neighborhood Plan (2009)

CV16-054
1607 Elmwood Avenue
Approximately 0.15 acres



CV16-054
1607 Elmwood Avenue
Approximately 0.15 acres

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: CV16-054

Address: 1607 Elmwood Avenue

Group Name: 5th by Northwest Area Commission

Meeting Date: May 2, 2017

Specify Case Type:

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one)

☒ Approval

☐ Disapproval

NOTES:

Revised project approved based on only one (1) minimal apartment over new garage, minimal impact on adjacent property traffic, no future expansion of existing house. But strict adherence to all other zoning variance requests.

Vote: 6-0

Signature of Authorized Representative: *[Signature]*

SIGNATURE

5th NW Area Commission

RECOMMENDING GROUP TITLE

614-256-1944

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, 757 Carolyn Avenue, Columbus, OH 43224.

David Perry

From: Stargell, Reynaldo A. <RAStargell@columbus.gov>
Sent: Wednesday, June 21, 2017 5:51 PM
To: David Perry
Cc: Lowe, Ryan J.; Blechschmidt, Daniel R.
Subject: RE: 1607 Elmwood Ave. (CV16-054)

Dave,

My determination is that the driveway is approved to remain in place. Per our conversation yesterday, the driveway will be lengthened to accommodate current vehicle stacking requirements.

Let us know if you have any questions.

Thanks,

Reynaldo A. Stargell, P.E.
Traffic Management Division Administrator

Direct: 614.724.4697
www.columbus.gov

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 ▪ www.bzs.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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.

CV16-054
APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

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

<p>1. Eric J. and Carrie K. Cliffl 1834 Elmwood Avenue Columbus, Ohio 43212 # of Columbus Based Employees: 0 Contact: Eric J. Cliffl (614) 571-5980</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 13th day of April, in the year 2017

Stacey L. Janza
SIGNATURE OF NOTARY PUBLIC

11-5-2018

Notary Seal Here

My Commission Expires



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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