

**COLUMBUS ZONING - R3**

ALL SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED FRONT SETBACK LINE. SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED SIDE YARD SETBACK LINE. SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED REAR YARD SETBACK LINE. SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED FRONT SETBACK LINE. SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED SIDE YARD SETBACK LINE. SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED REAR YARD SETBACK LINE.

REAR YARD: 25' ON REAR YARD REQUIREMENT - COMPLIES

TOTAL LOT SQUARE FOOTAGE = 4,179,411 SF  
 MINIMUM REAR YARD = 5,172,141 SF, A 0.25 = 1,292,535 SF  
 TOTAL REAR YARD SQUARE FOOTAGE = 2,041,141 SF

NOTE: TO BE SUBMITTED ON SETBACKS WITH THE SUBMITTALS. THE SUBMITTALS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED FRONT SETBACK LINE. SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED SIDE YARD SETBACK LINE. SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED REAR YARD SETBACK LINE.

SCOTT D. BAVER  
 REGISTERED PROFESSIONAL ARCHITECT  
 NO. 14854  
 STATE OF OHIO

DATE: 10/23/2023

DESIGNED BY: SCOTT D. BAVER

DRAWN BY: SCOTT D. BAVER

PROJECT: 1085-1087 E. 18TH AVE  
 COLUMBUS, OHIO 43211  
 NEW 2-STORY DUPLEX

PREPARED FOR:  
**Healthy Homes**  
 A HEALTHY NEIGHBORHOODS - HEALTHY FAMILIES INITIATIVE

SCALE: 1" = 10'-0"

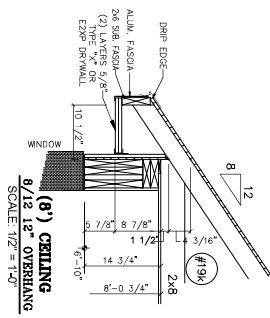
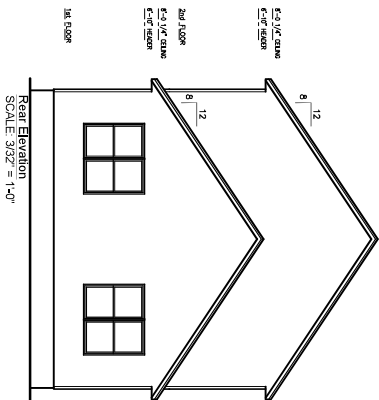
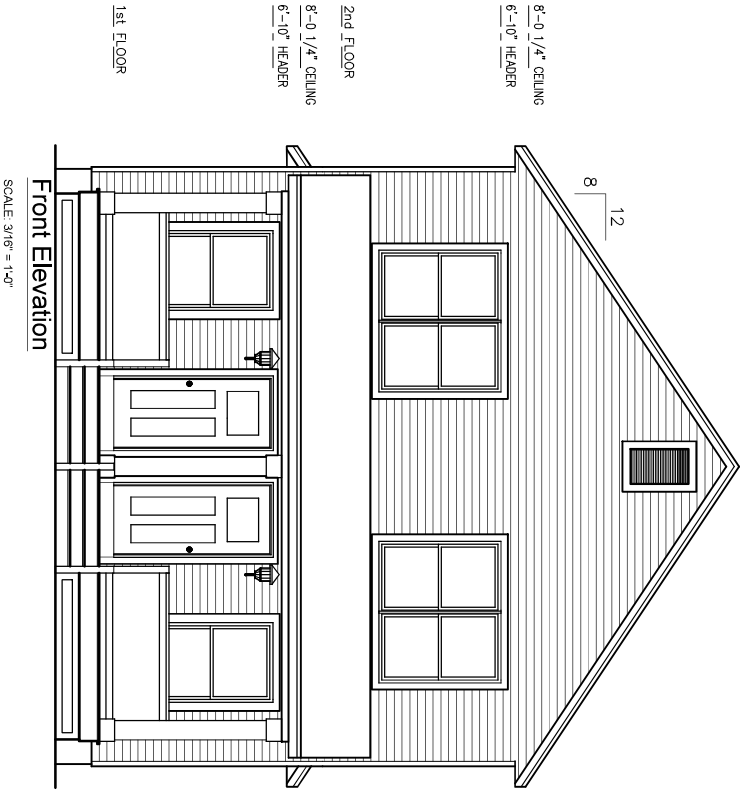
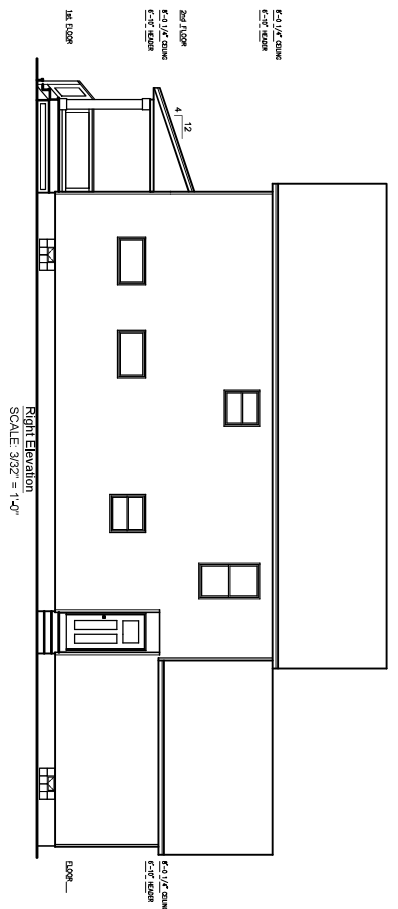
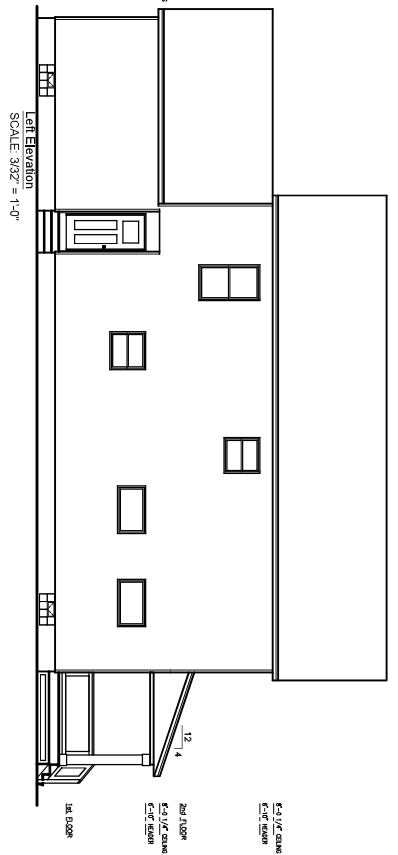
SHEET DESCRIPTION: SITE STUDY

PROJECT: 1085-1087 E. 18TH AVE  
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 NEW 2-STORY DUPLEX



03.10.2023

*[Handwritten Signature]*

**FIELD NOTES**  
 \*\*\*\*\*  
 THE FOLLOWING ITEMS ARE TO BE SITE-INSTALLED AND ARE NOT PART OF INDUSTRIALIZED UNIT AUTHORIZATION. ALL CONSTRUCTION BELOW THE INDUSTRIALIZED UNIT EXTERIOR SIDING ON SIDE ELEVATIONS EXTERIOR DOORWAY LANDINGS PORCHES GARAGE

092821-KMM VER2.1.DWG	Healthy Homes	SCALE:	REVISION DATE		Unibilt Industries, Inc. 1005 Johnson Station Rd, Vandalia, Ohio 43177	Custom Two-Story Duplex (MAY 2022)	70
B/C 09/28/2021	KMM BUILDERS	© 2020 Unibilt Industries, Inc. All Rights Reserved.					

# Healthy Homes

## Statement in Support of Variance(s)

The site is located on 18<sup>th</sup> Avenue in between Hamilton Avenue and Ontario Street. The parcel is zoned R-3, as is much of the South Linden Area Commission area. The applicant proposes to build a two (2) unit dwelling (duplex) and will provide four surface parking spaces at the rear of the lot with parking accessed from the back alley, as depicted on the submitted site plan. The width of the lot is existing and does not meet the requirement under Section 3332.05 and the existing lot square footage does not meet the minimum required under Section 3332.13. The lot width and square footage are similar to other parcels in the area.

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:

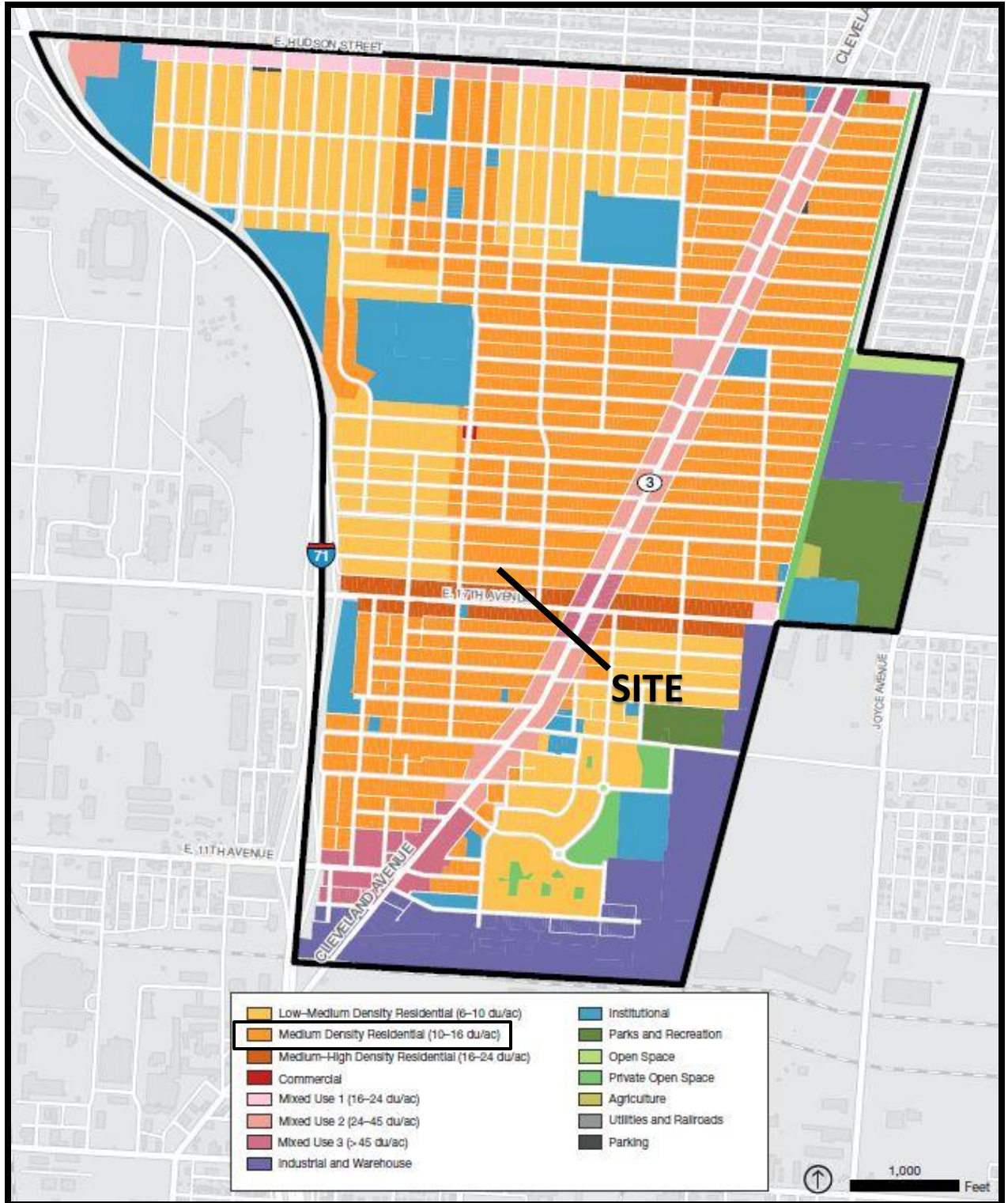
1. **Section 3332.035:** R-3 Residential District, to permit a 2-unit dwelling building as depicted on the site plan.
2. **Section 3332.05:** Area District Lot Width Requirements, to reduce the lot width from 50 feet to 36 feet (*existing*).
3. **Section 3332.13:** R-3 area district requirements, existing lot is 3888 sq ft., which is less than the 5,000 sq. ft. requirement.

Signature of Applicant Sally Gray Bayfield

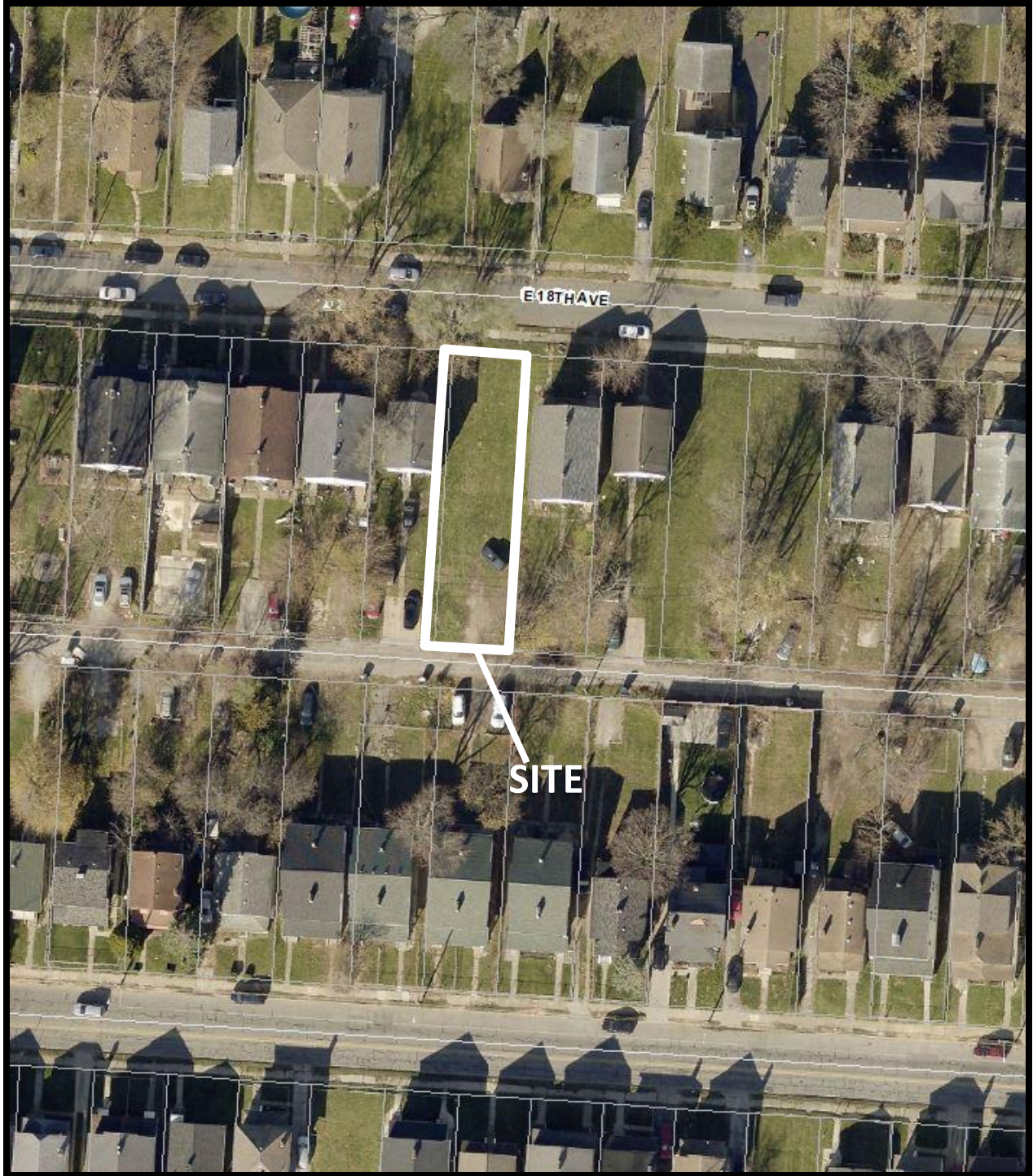
Date 11/14/22



CV22-135  
1085-1087 E. 18<sup>th</sup> Ave.  
Approximately 0.12 acres



CV22-135  
1085-1087 E. 18<sup>th</sup> Ave.  
Approximately 0.12 acres



CV22-135  
1085-1087 E. 18<sup>th</sup> Ave.  
Approximately 0.12 acres

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

**Case Number** CV22-135

**Address** 1885-87 E. 18TH AVENUE

**Group Name** SOUTH LINDEN AREA COMMISSION

**Meeting Date** February 21, 2023

**Specify Case Type**

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

**Recommendation**  Approval

(Check only one)  Disapproval

**RECEIVED**  
FEB 22 2023  
BUILDING & ZONING SERVICES

**LIST BASIS FOR RECOMMENDATION:**

1. Developer is proposing new construction of fifteen (15) duplex dwellings that complement existing designs of two-story two-family units throughout the community, maintains affordability based on HUD guidelines, and improves density towards meeting anticipated population increase according to the MORPC 2050 Report.
2. Granting variances expands the permitted use on property zoned R3 Residential to include duplex dwellings (two-family units) with reduced lot width and reduced parking allowance.
3. Granting variances does not adversely affect the surrounding neighbors.

With 8 Area Commissioners in attendance Quorum is Met. The South Linden Area Commission convened its regularly scheduled meeting 2.21.23 this date. Having heard statements made, reviewed supporting documentation, and engaged meaningful discussions to clarify and satisfy concerns, Commissioner Jamison moved, with a second from Commissioner S. Williams to issue its **RECOMMENDATION OF APPROVAL**. The Chair opened for additional questions and hearing none, called for the Voice Vote as follows:

Voice Vote Approval: Motion Passed with 6 In FAVOR; 2 Abstention(s); 0 Opposition(s)

<input checked="" type="checkbox"/> Duckworth	<input checked="" type="checkbox"/> Jamison	<input type="checkbox"/> T. Wade <u>Abstain</u>
<input type="checkbox"/> Erkins <u>Absent</u>	<input type="checkbox"/> Redman <u>Abstain</u>	<input checked="" type="checkbox"/> P. Williams
<input checked="" type="checkbox"/> Ferguson	<input checked="" type="checkbox"/> K. Wade	<input checked="" type="checkbox"/> S. N. Williams

**Vote** 6:2:0

**Signature of Authorized Representative** Peggy A. Williams

**Recommending Group Title** ZONING CHAIR

**Daytime Phone Number** (614) 309-5548

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 #: CV22-135

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) PO Box 77499, Columbus, OH 43207

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)

1. Emily Long Rayfield, Senior Development Manager HNHF Realty Collaborative P.O. Box 77499, Columbus, OH 43207	2. Hope K. Paxson, Vice President COCIC - Franklin County Land Bank 845 Parsons Ave, Columbus, OH 43206
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 14<sup>th</sup> day of November, in the year 2022

Lydia Prenger  
SIGNATURE OF NOTARY PUBLIC

01/31/2023  
My Commission Expires

Notary Seal Here



LYDIA PRENGER  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Franklin County  
My Comm. Exp. 1/31/2023

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