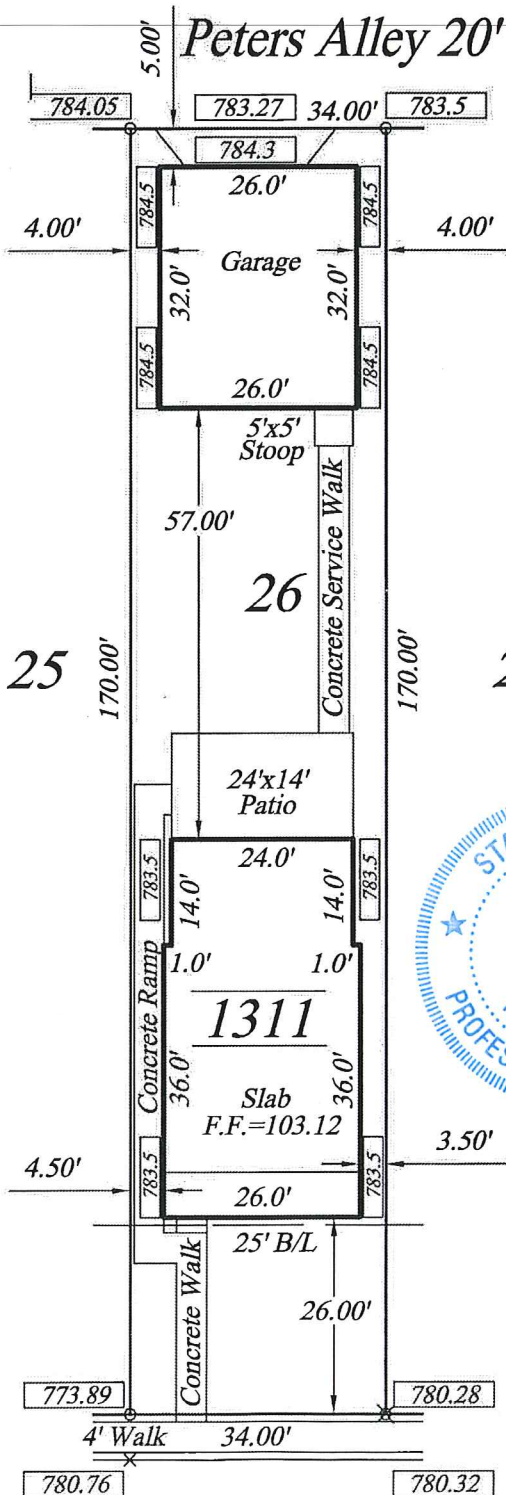


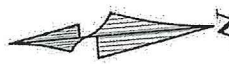
C/O #	REVISION DATE & REQUEST
△ C JI	08-25-16 Revised Elevations
△	ORD # 2564-2016; CV16-047; Page 1 of 10
△	
△	
△	

Order No. _____

For Maple Craft Custom Homes House Style Zora Residence
 Lot / Subdivision 26 John Rudisill's Seventh Avenue Terrace Amended Addition to the City of Columbus City of Columbus
 Scale 1"= 20' PB. 5 PG. 478 Date 08-12-16 Drawn JJ CK. DBM CO. of Franklin
 Flood Zone X Community Panel 39049C Panel No. 0307K Effective Map Date 06-17-08
 Minimums R. 25% (2' for detached garage) s. 5' Drive Slope Distance 5.00' Lot Coverage 36.40%



Variance Required do to side setbacks.

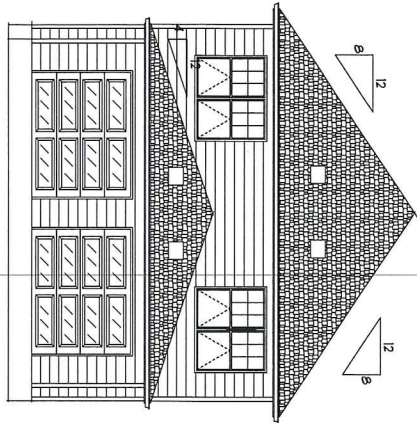


Lot calculation information is for estimate purposes only and should be verified by the contractor or builder.

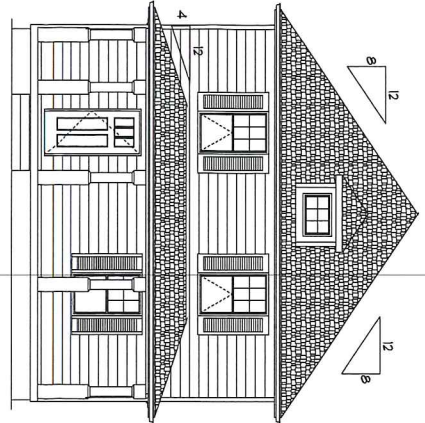
Square Footage Data	
Lot	5780.0
Foundation	2104.0
Drive	100.0'
Approach	N/A
Walk	136.0
Sod Coverage	2759.0
Seed Coverage	N/A

PLOT PLAN
 We hereby certify that the foregoing PLOT PLAN was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a building permit. The use of the Plot Plan for any other purpose is strictly prohibited.

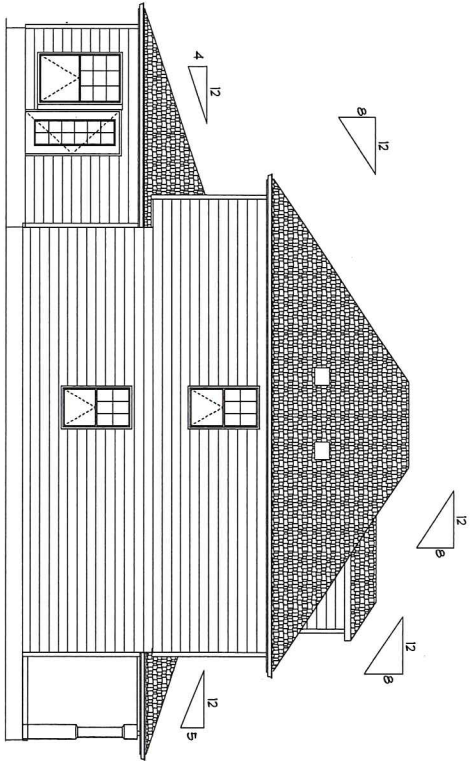
By David B. McCoy 8/12/2016



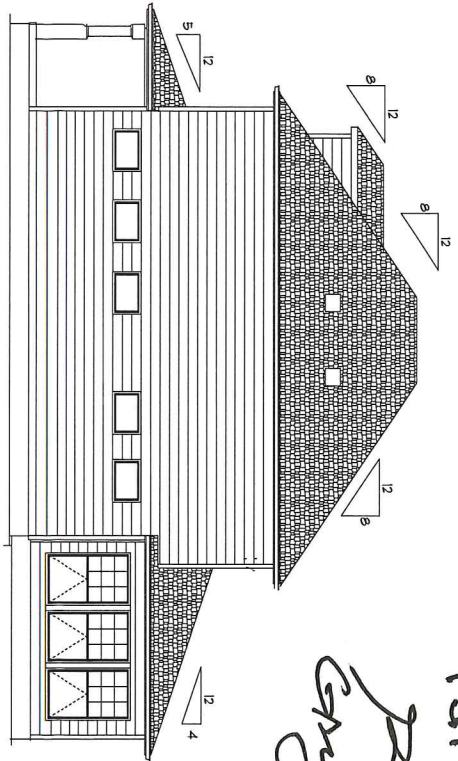
REAR ELEVATION



FRONT ELEVATION



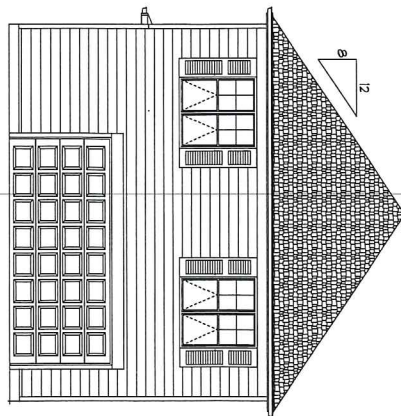
SOUTH ELEVATION



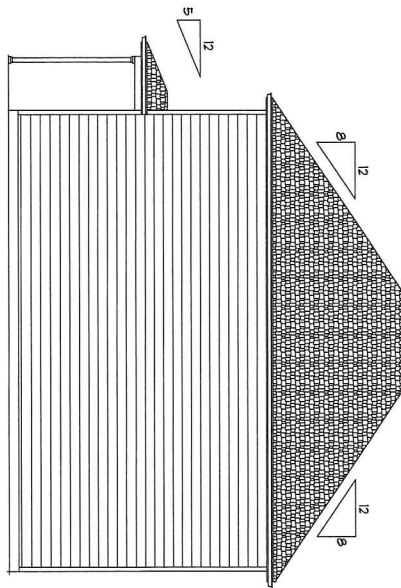
NORTH ELEVATION

1311 Summit St
 Dr. Apple
 Gary K. Dun

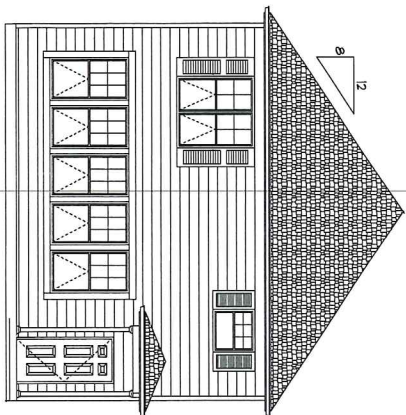
1/4" = 1'-0"



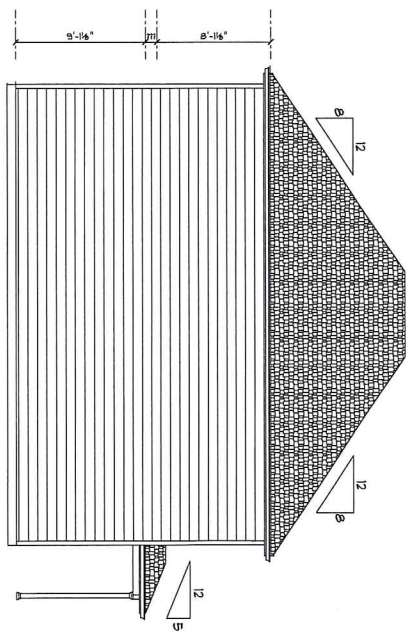
Alley View



North View



Yard View



South View

1311 Summit St
R
9/26/16
Cory K. Owen

1/4" = 1'-0"

THE CITY OF COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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.

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 requested as detailed below:

PLEASE SEE ATTACHED DOCUMENT

Signature of Applicant

Lauren...

Date

7/5/2016

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

STATEMENT OF HARDSHIP

LC & Sheldon Johnson – 1311 Summit St. Columbus, OH 43201

My husband and I are in the process of purchasing a vacant lot located at 1311 Summit St. We are interested in building a Live/Work space comprised of two separate buildings to be located on the property: a “main house” which will serve as an office and a carriage house with an apartment located above that will serve as our primary residence.

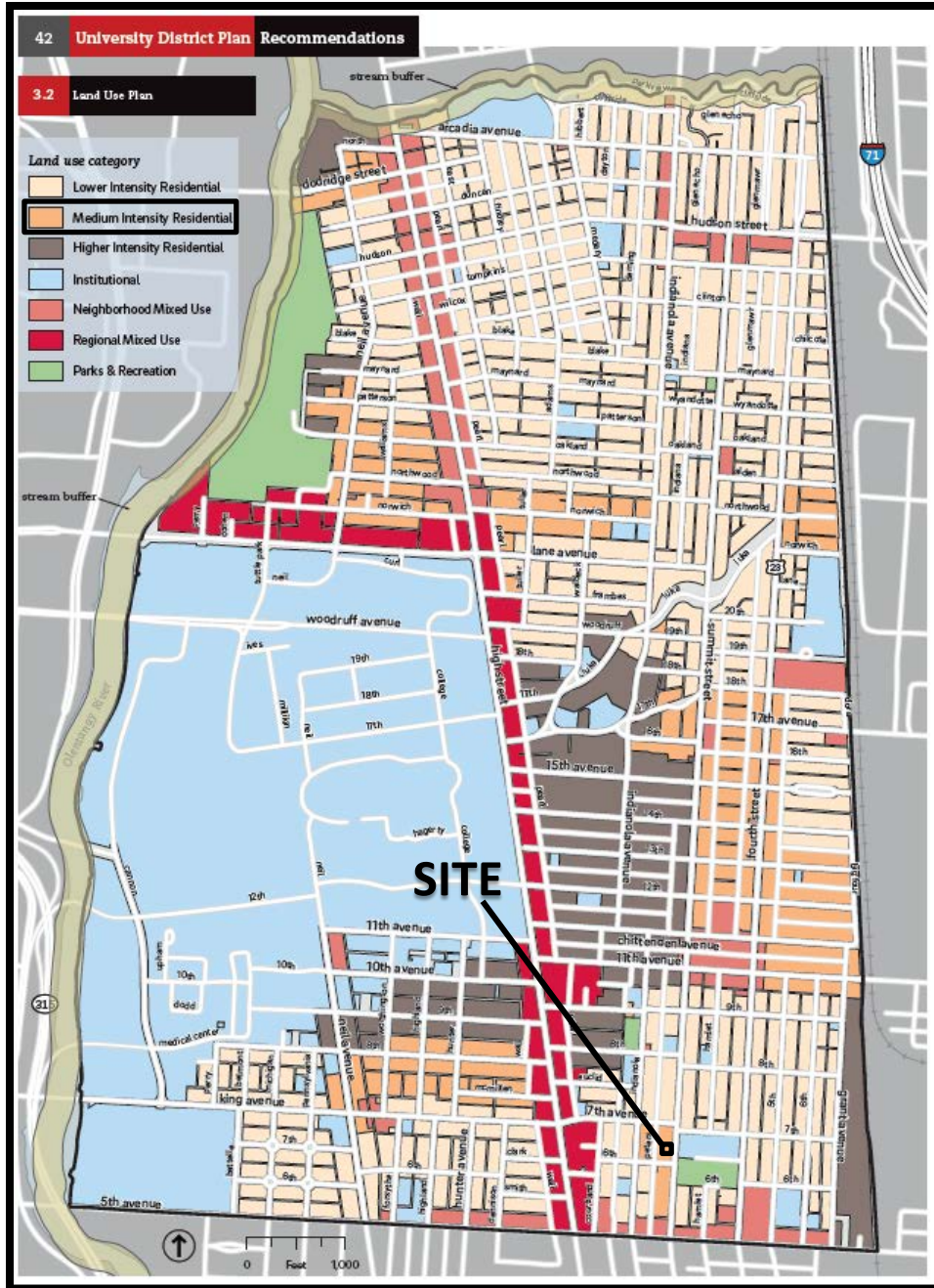
The office will be home to a small business incubator where we will consult with local small businesses around issues of growth and strategy. The upper floor (bedrooms) will be private offices while the downstairs (living room, dining room, kitchen, bonus area) will serve as a staff lounge and small conference room.

Both the house and the carriage house will be built in the style of the surrounding neighborhood. Ultimately our plan will be to convert the office into our primary residence within the next five years. While we do not believe that our plans will adversely affect surrounding property owners, the following variances have been deemed necessary in order for us to move forward:

- 3333.02, AR-12, ARLD and AR-1 apartment residential district use: to permit an office building and a carriage house dwelling on the same lot or two single-unit dwellings on the same lot in the AR-1 district.
- 3312.49 Minimum numbers of parking spaces required: to permit a total of 2 parking spaces for a 1944 square-foot office and a single-unit dwelling **or** 2 single-unit dwellings (code requires 2 parking spaces per dwelling unit and 1 parking space/450 square feet of office space, a total requirement of 7 spaces for the office/dwelling development).
- Section 3333.09, Area requirements: to maintain the existing nonconforming lot width of 34 feet (code requires that a lot measure 50 feet in width).
- Section 3333.16, Fronting: to permit no frontage for the rear single-unit carriage house dwelling (code requires a dwelling unit to have frontage on a public street).
- Section 3333.22, Maximum side yard required: to permit a maximum side yard of 3.5 feet for the front building (code requires 6.8 feet).
- Section 3333.23, Minimum side yard permitted: to permit the following reduced side yards: 3.5 feet on the north side of the front building; 4 feet on the north side of the carriage house dwelling; and from 3 feet to 0 feet on the south side of the front building (code requires side yards of not less than 3 feet on a lot width of less than 40 feet).
- Section 3333.24, Rear yard, to allow the carriage house to have no rear yard



CV16-047
1311 Summit Street
Approximately 0.13 acres



CV16-047
1311 Summit Street
Approximately 0.13 acres



CV16-047
1311 Summit Street
Approximately 0.13 acres



City of Columbus
Mayor Andrew J. Ginther

ORD # 2564-2016; CV16-047; Page 9 of 10
University Area Commission

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

Serving the University Community for over 30 Years

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Rachael Beeman
Recording Secretary
Seth Golding*
Treasurer

TO: Tim Dietrich
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-6665
tedietrich@columbus.gov

August 31, 2016

RE: 1311 Summit St.
CV16-047

Dear Tim:

This letter is to inform you that on August 17, 2016 the University Area Commission voted to approve the request for council variance for a new residence & office for Sheldon and LC Johnson. The 2 buildings are in response to an RFP issued by Campus Partners to develop a vacant lot in Weinland Park. Multiple variances are required to permit an office building and carriage house dwelling on the same lot in the AR1 zone. The variances requested are as follows:

1. Sect. 3333.02, AR12, ARLD & AR1, apartment residential district use: to permit an office building & carriage house dwelling on the same lot or 2 single-unit dwellings on the same lot in the AR1 District.
2. Sect. 3312.49, Min. numbers of parking spaces required: to permit a total of 2 parking spaces for a 1944 SF office building plus single-unit dwelling or 2 single-unit dwellings instead of the code required 11 parking spaces (7 for the office/dwelling plus 4 parking spaces for the 2 single-unit dwellings).
3. Sect. 3333.09, Area requirements: to permit the existing nonconforming lot width of 34 FT instead of the code required 50 FT.
4. Sect. 3333.16, Fronting: to permit no frontage for the rear single-unit carriage house dwelling instead of the code required frontage on a public street for every dwelling unit.
5. Sect. 3333.22, Max. side yard required: to permit a max. side yard 3.5 FT for the front building instead of the code required 6.8 FT.
6. Sect. 3333.23, min. side yard permitted: to permit the following reduced side yards instead of the code required min. 5 FT side yard:
 - o 3.5 FT on the north side of front building
 - o 4 FT on the north side of carriage house
 - o 0 FT on south side of the front building
7. Sect. 3333.24, Rear yard: to permit the carriage house to have no rear yard.

Craig Bouska*
Mario Cespedes
Omar Elhagmusa
Abby Kravitz
Rory Krupp*
Sam Runta
Michael Sharvin
Dan Sheehan
Deb Supelak*
Richard Talbot*
Steve Volkmann
Alex Wesaw
Tom Wildman
Brian Williams*

*Denotes Zoning
Committee member

Parking is always an issue in the University District, and initially, there was some concern about the lack of parking for this business/residence. The owners worked with the zoning committee, listened to its recommendations and provided photographs and documentation on existing parking conditions in the neighborhood. This enabled most commissioners to be supportive of the parking variance request.

In terms of the overall project, the Commission felt that this was a creative use of a vacant lot on a busy thoroughfare, and showed both short term and long term vision for the property. The owners are committed to the neighborhood and demonstrated this by their intent to create their new buildings in a residential style that is compatible with the character of the adjacent neighborhood. They have also signed a 10-year lease agreement to maintain the site as their primary residence and place of business.

The applicants' presentation was very professional and thorough, and the Commission felt that this project would be a positive addition to the community. The University Area Commission voted to approve the above-stated request for council variance.

The vote to approve was: **For – 11; Against – 1; Abstentions – 2.**

Respectfully Submitted,
Susan LM Keeny
Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

THE CITY OF COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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 # CV16-047

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) LAUREN JOHNSON
of (COMPLETE ADDRESS) 5740 ECHO CT. COLUMBUS, OH 43230

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

Table with 2 columns and 2 rows. Row 1: 1. CAMPUS PARTNERS ATTN: ERIN PROSSER 1556 NORTH HIGH STREET COLUMBUS, OH 43201; 2. LAUREN & SHELDON JOHNSON 5740 ECHO CT. COLUMBUS, OH 43230. Row 2: 3. (empty); 4. (empty).

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

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 7 day of July, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

Notary Seal Here
My Commission Expires April 25, 2021



JULIE A. RADABAUGH
Notary Public, State of Ohio
My Commission Expires 04-25-2021

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