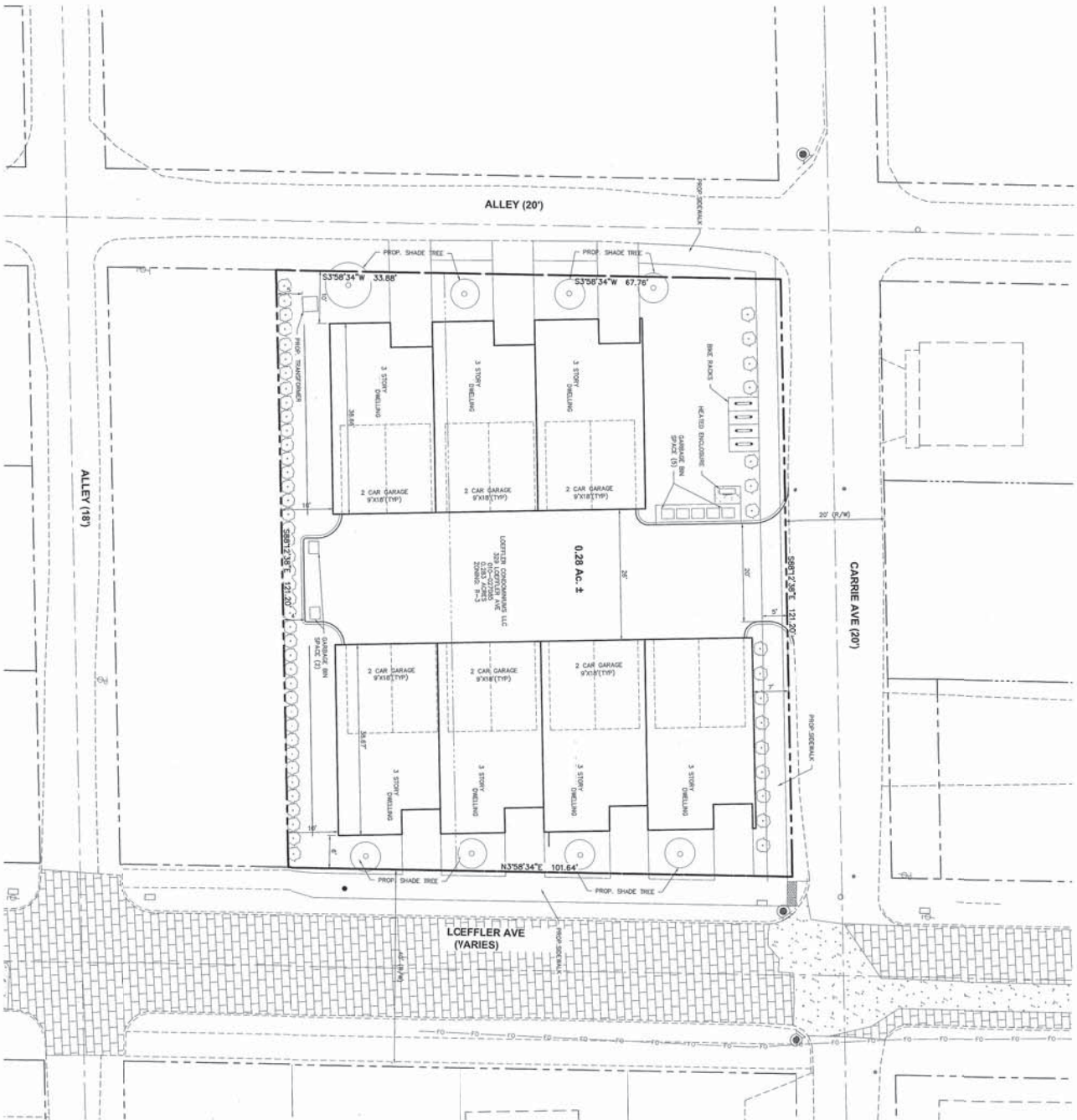


Final Site Plan Received 6.5.23 Sheet 1 of 1 CV23-034



SITE DATA TABLE:

| | |
|-------------|---------------------------------|
| TAX PARCEL: | 60-022000 |
| ADDRESS: | 329 LOEFFLER AVENUE |
| CITY: | COLUMBUS, OHIO 43205 |
| LOT AREA: | 0.28 AC (12,194 S.F.) |
| DEVELOPER: | ADVANCED CIVIL DESIGN ENGINEERS |
| DESIGNER: | ADVANCED CIVIL DESIGN ENGINEERS |
| DATE: | 06/05/2023 |
| PROJECT: | 1 / 1 |

PLAN SCALE
1" = 10'-0"

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data not shown. The developer warrants that the information provided is true and correct to the best of their knowledge and belief. The developer warrants that the information provided is true and correct to the best of their knowledge and belief. The developer warrants that the information provided is true and correct to the best of their knowledge and belief.

David B. Beck
David B. Beck, Attorney for Applicant

Date: 06/05/2023

CV23-034
CITY OF COLUMBUS, OHIO
ZONING VARIANCE PLAN
FOR
329 LOEFFLER AVENUE
COLUMBUS, OHIO 43205

ADVANCED CIVIL DESIGN ENGINEERS
700 Delaware Ave., Suite 100
Columbus, Ohio 43205
Tel: 614-462-7799
Fax: 614-462-7798

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

STATEMENT OF HARDSHIP

Application No. CV23-034

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See Exhibit B

Signature of Applicant

Zoeffler Development, LLC
by David B. Perry, Agent

Date 3-24-2023

Signature of Attorney

Donald Plank

Date 3/24/23

Exhibit B

Statement of Hardship

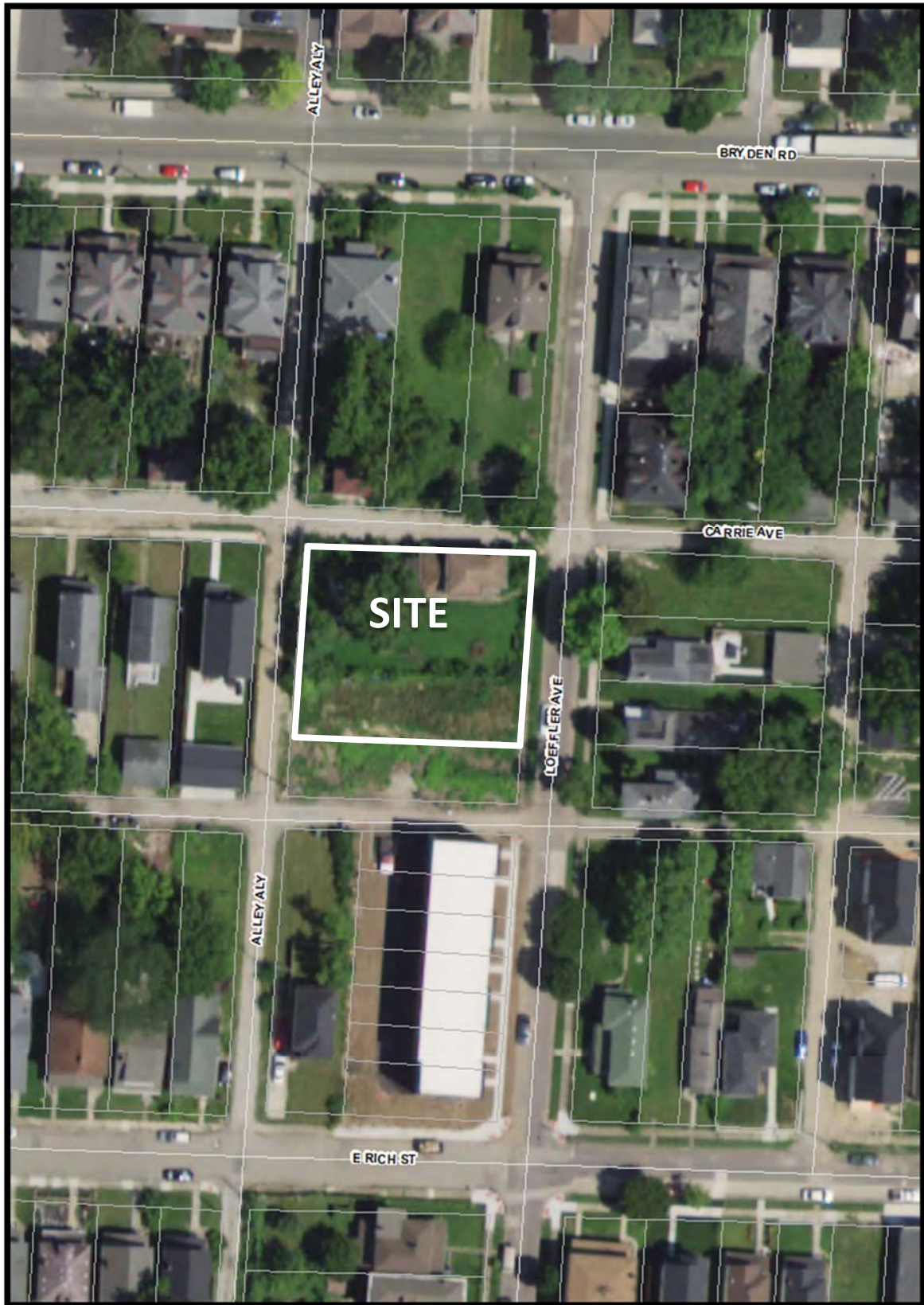
CV23-034, 329 Loeffler Avenue

The site is located on the west side of Loeffler Avenue and the south side of Carrie Alley, and 175 +/- feet south of Bryden Road. The site is 0.28 +/- acres consisting of one (1) tax parcel: 010-027085 zoned R-3, Residential and subject to CV19-037/ Ordinance 1780-2019, which permits a total of 9 dwelling units with 3, detached SF and a 6 DU apartment building. Applicant proposes to change the development plan to seven (7) dwelling units with four (4) dwelling unit and a three (3) dwelling unit buildings with townhouse-style units on one (1) parcel, as depicted on the submitted Site Plan.

Applicant has a hardship in that R-3 is the established zoning by area rezoning and the previous proposal (CV19-037) was also done by variance. With rezoning, variances would also be required. The variances aren't substantial for urban development and the proposed development is compatible with redevelopment occurring in the area. Pursuant to Section 3301.10, Variances by City Council, the variances will not impair an adequate supply of light and air to adjacent property, unreasonably increase congestion of public streets, increase danger of fire, endanger public safety or unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus.

Applicant requests the following variances:

- 1). Section 3332.035, R-3 Residential District, to permit a total of seven (7) dwelling units in the form of a four (4) dwelling unit building and a three (3) dwelling unit building.
- 2). Section 3332.19, Fronting, to permit the west 3 unit building to not front on a public street (alley).
- 3). Section 3332.21(D), Building Lines, to reduce the required Loeffler Avenue building setback line from ten (10) feet to a minimum of six (6) feet.
- 4). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area to yards as depicted on the Site Plan.



CV23-034
329 Loeffler Ave.
Approximately 0.28 acres



CV23-034
329 Loeffler Ave.
Approximately 0.28 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

CV 23-034

Address

329 Loeffler Ave

Group Name

Near East Area Commission

Meeting Date

5/11/2023

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:

* No foot deck

Vote

11-2-0

Signature of Authorized Representative

[Signature]

Recommending Group Title

Chair

Daytime Phone Number

614 403 2225

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

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AND ZONING SERVICES

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Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-034

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) Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 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 (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. Loeffler Dev't, LLC; 4700 Reed Road, Suite O, Columbus, OH 43220; # Cols-based emps: Zero (0) Contact: Hung Nguyen, (614) 332-1203 | 2. ----- |
| 3. ----- | 4. ----- |

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 24th day of March, in the year 2023

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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