

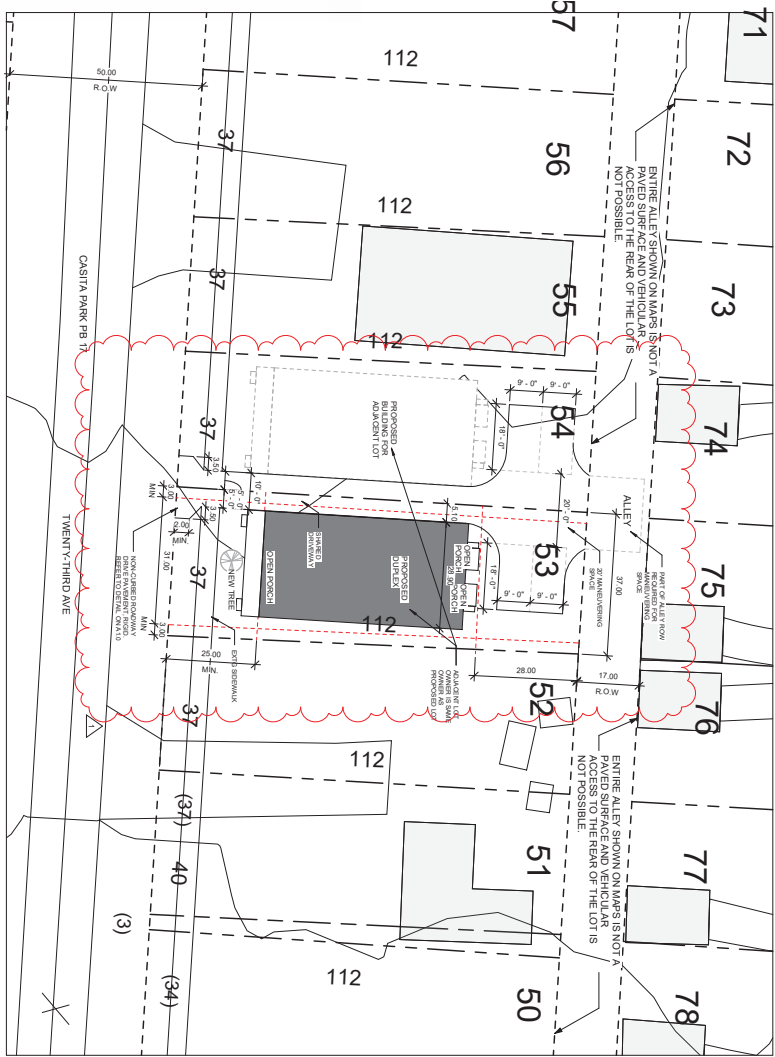
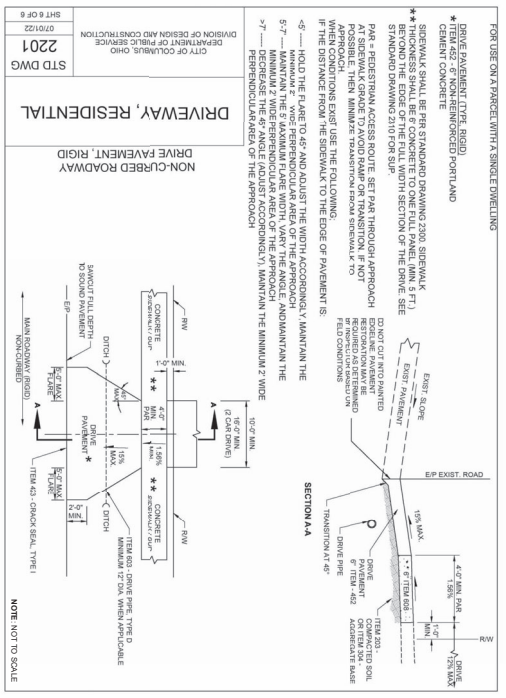
SITE LEGEND

- PROPERTY LINE
- PUBLIC RIGHT-OF-WAY BOUNDARY
- NEW ADDITION
- SURROUNDING STRUCTURES

ZONING REPORT
 ADDRESS: E. 23rd Avenue, Columbus, OH 43206
 PARCEL NUMBER: 010-098586-00
 COUNTY: FRANKLIN
 ZONING DISTRICT: R2-RESIDENTIAL
 LEGAL DESCRIPTION: 23RD Ave, Cabela Pk, Lot 53
 ZONING CONTACT: 111 West Front Street Columbus, Ohio 43215
 334-94288

THE OWNER TO SUBMIT AND OBTAIN REQUIRED VARIANCE LISTED:

- MINIMUM LOT WIDTH: R3 AND R4 DISTRICTS CONSULT ZONING CODE FOR OTHER ZONING DISTRICTS; CURRENT LOT WIDTH = 37'
- 2 OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT (CC 3312.40); CURRENTLY 0 OFF-STREET PARKING PROVIDED - THE ENTIRE ALLEY FROM ENTRY POINT TO THE REAR OF THE SITE IS NOT POSSIBLE - A REQUIRED VEHICLE ACCESS TO THE REAR OF THE SITE IS NOT POSSIBLE - 4 REQUIRED (0) OR (2) DWELLING UNITS (2 OFF-STREET PARKING SPACES PER UNIT)
- 3332.12 - R2 AREA DISTRICT REQUIREMENTS: DWELLING SHALL HAVE A MINIMUM NET FLOOR AREA FOR LIVING QUARTERS OF 720 SQUARE FEET AND ANY DWELLING ON OTHER PRINCIPAL BUILDING SHALL BE SITUATED ON A LOT OF NO LESS THAN 5,000 SQUARE FEET IN AREA - CURRENT LOT 4,144 SF (112 X 37)



TOTAL EXISTING LOT AREA: 4144 SQ. FT. - 0.951 ACRES
 PROPOSED TOTAL LOT COVERAGE: 1803 SQ. FT. = 38.68% LOT COVERAGE - PERMITTED MAX LOT COVERAGE 30%
 PROPOSED REAR YARD: 1,036 SQ. FT. = 25% LOT COVERAGE - MIN REAR YARD 25%

NOTE: ARCHITECTURAL SITE PLAN DOES NOT SUPERSEDE A PROFESSIONAL SURVEY CONDUCTED BY A LICENCED SURVEYOR. SITE INFORMATION HAS BEEN SOURCED FROM FRANKLIN COUNTY AUDITOR WEBSITE.

Scale: 1/8" = 1'-0"
 Barbara Nelson
 07/05/2024

DUPLEX-RESIDENCE

E. 23rd Ave. Lot 53. Parcel ID 010-098586-00 Columbus, OH. 43206

REV #	DESCRIPTION	DATE
1	Revision 1	04.24.24



ARC LUENCE
 010-098586-00 Columbus, OH
 43206

Scale: 1/8" = 1'-0"
 A1.0

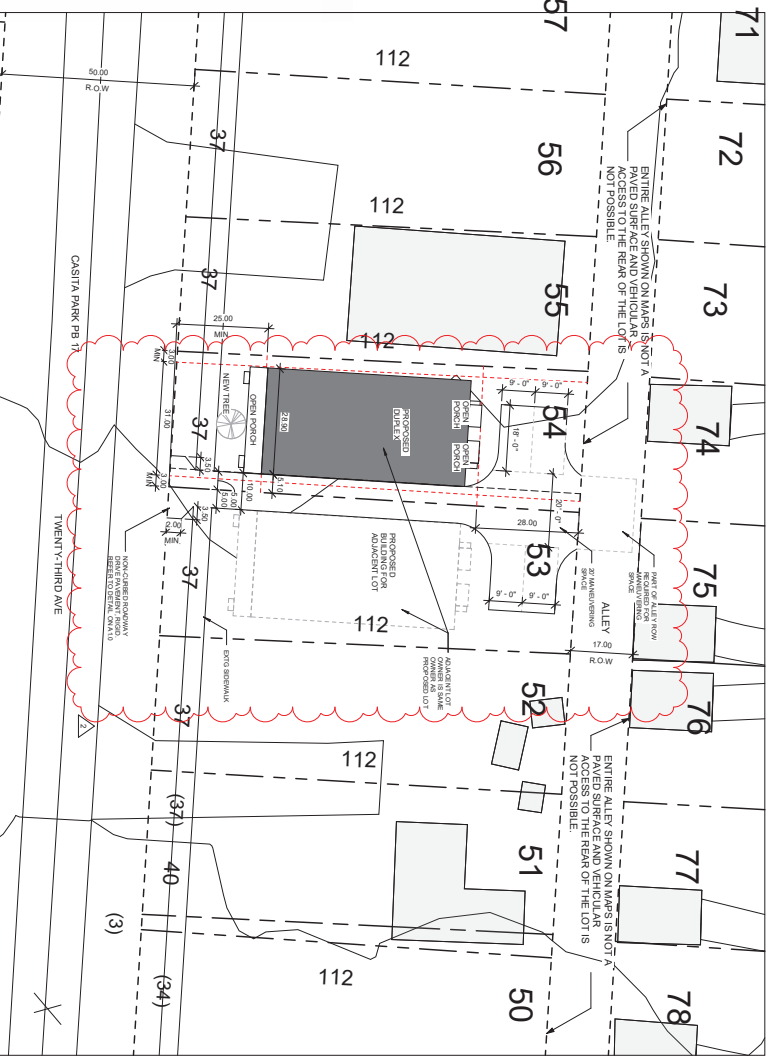
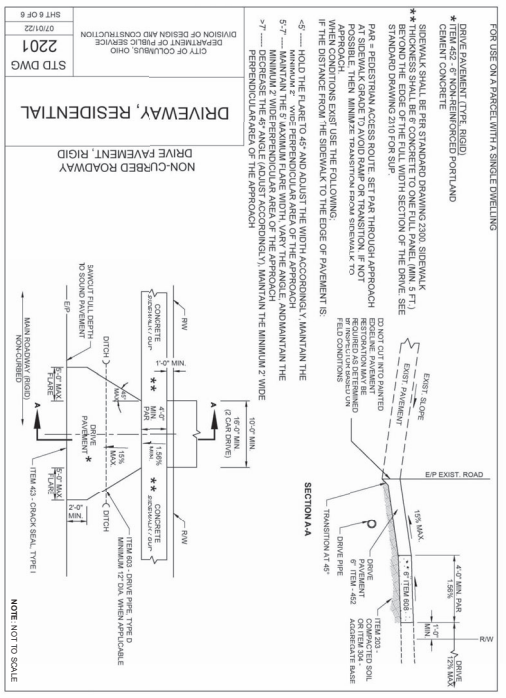
SITE LEGEND

- PROPERTY LINE
- PUBLIC RIGHT-OF-WAY BOUNDARY
- NEW ADDITION
- SURROUNDING STRUCTURES

ZONING REPORT

ADDRESS: E 23rd Avenue, Columbus, OH
 OWNER: Heartfields Properties LLC
 PARCEL NUMBER: 010-098587-00
 ZONING: R-2
 ORIGINATOR: FRANKLIN COUNTY
 LEGAL DESCRIPTION: 23RD AVE, CHULA PK, Ld4 54
 ZONING DISTRICT: 23RD AVE, CHULA PK, Ld4 54
 ZONING DISTRICT: 23RD AVE, CHULA PK, Ld4 54
 1081 Kent Front Street, Columbus, Ohio, 43215
 334-42226

THE OWNER TO SUBMIT AND OBTAIN REQUIRED VARIANCE LISTED
 MINIMAL LOT WIDTH:
 50 FT FOR R-1, R-2, R2F, R3 AND R4 DISTRICTS (CONSULT ZONING CODE FOR OTHER ZONING DISTRICTS) - CURRENT LOT WIDTH = 97'
 2 OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT (CC 3312.49) - CURRENT LOT OFF-STREET PARKING PROVIDED - THE ENTIRE ALLEY FROM ENTRY POINT TO THE SITE IS NOT PAVED AND NOT CLEAR AND REQUIRED (DUPLEX = 2 DWELLING UNITS X 2 OFF-STREET PARKING SPACES PER UNIT)
 3332.12 - R-2 AREA DISTRICT REQUIREMENTS
 IN AN R-2 AREA DISTRICT A SINGLE-FAMILY DWELLING SHALL HAVE A MINIMUM NET FLOOR AREA FOR LIVING QUARTERS OF 720 SQUARE FEET AND A MINIMUM NET FLOOR AREA FOR LIVING QUARTERS OF 720 SQUARE FEET AND A MINIMUM LOT AREA OF 5,000 SQUARE FEET IN AREA - CURRENT LOT 4,144 SF (112 X 37)



NOTE: ARCHITECTURAL SITE PLAN DOES NOT SUPERSEDE A PROFESSIONAL SURVEY CONDUCTED BY A LICENCED SURVEYOR. SITE INFORMATION HAS BEEN SOURCED FROM FRANKLIN COUNTY AUDITOR WEBSITE.
 1/8" = 1'-0"
 Barbara Nelson
 07/05/2024

TOTAL EXISTING LOT AREA: 4144 SQ. FT. - .0951 ACRES
 PROPOSED TOTAL LOT COVERAGE: 1603 SQ. FT. = 38.68% LOT COVERAGE - PERMITTED MAX LOT COVERAGE 50%
 PROPOSED REAR YARD: 1,036 SQ. FT. = 25% LOT COVERAGE - MIN REAR YARD 25%

DUPLEX-RESIDENCE

E. 23rd Ave. Lot 54 Parcel ID 010-098587-00 Columbus, OH. 43206

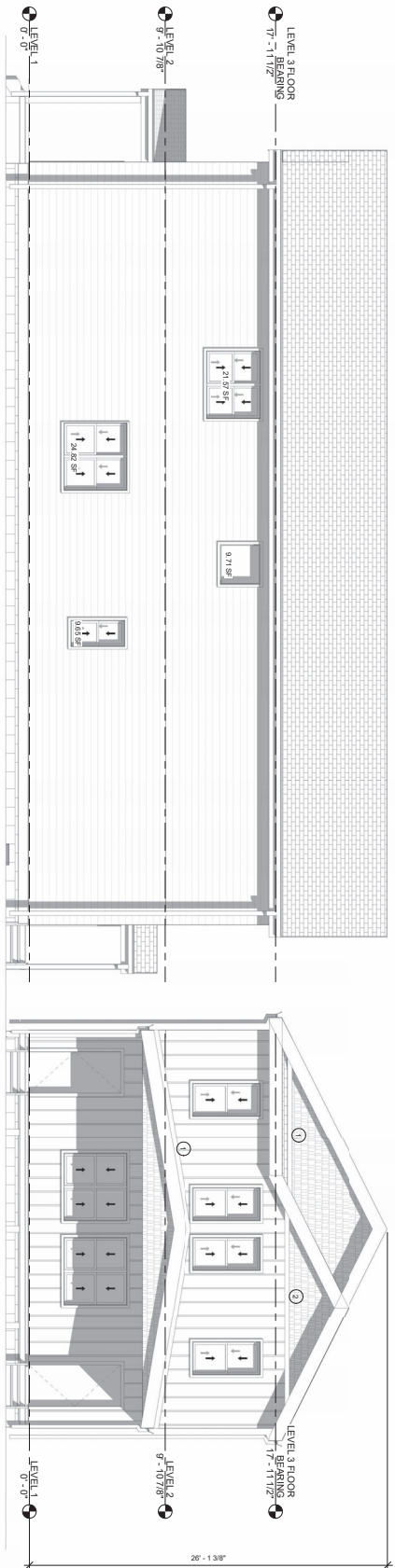
REV #	DESCRIPTION	DATE
2	Revision 2	04.24.24



ARC LUENCE
 ARCHITECTURE & CONSTRUCTION
 1014 N. 4th St., Columbus, OH 43206
 614.291.1111
 010-098587-00 Columbus, OH 43206
 SCALE: AS SHOWN
 SITE PLAN

ELEVATION CODED NOTES

- 1 CONTINUOUS FLASHING
- 2 TRIM BOARD



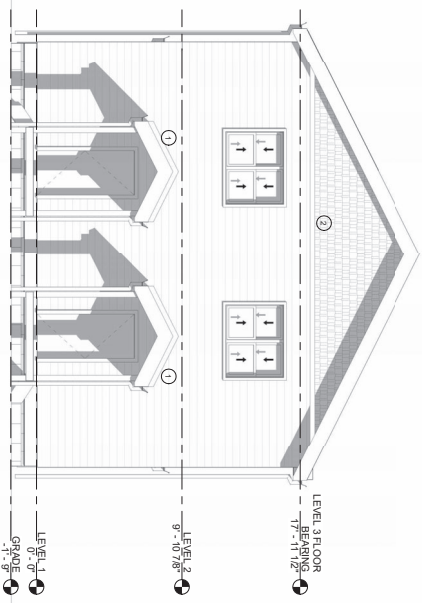
WINDOW OPENING
 0'7 1/2\"/>

1 East
 1/4\"/>

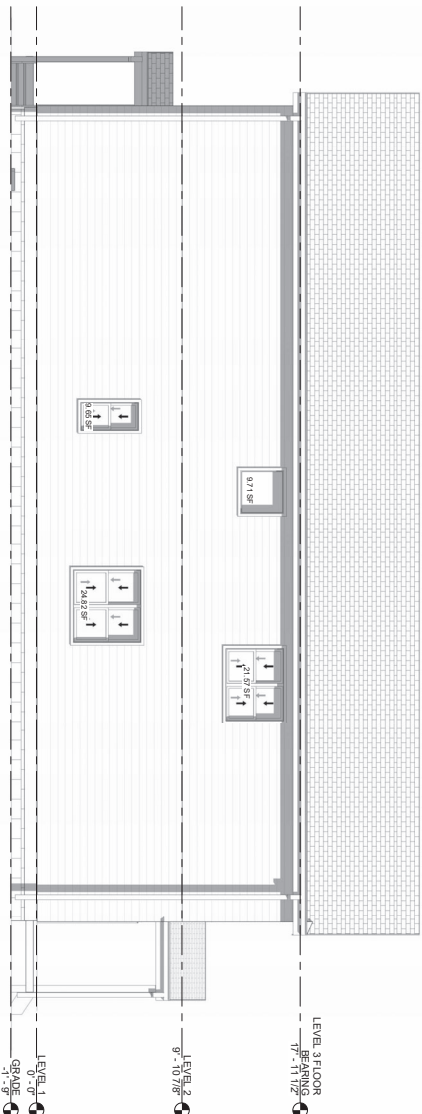
Barbara Nelson
 07/05/2024

LEGEND

- EXTERIOR VISION GLAZING
- ROOF ASPHALT SHINGLES
- 6\"/>



2 North
 1/4\"/>



3 South
 1/4\"/>

WINDOW OPENING
 0'7 1/2\"/>

4 West
 1/4\"/>



DOCUMENT DISCLAIMER
 I, the undersigned, hereby certify that I am a duly Licensed Professional Engineer in the State of Ohio, and that I am the author of the design and calculations shown on the drawings and specifications herein. I am not responsible for any errors or omissions in the drawings and specifications herein, nor for any consequences arising therefrom, except to the extent that I may be negligent in the performance of my professional duties. I am not responsible for any errors or omissions in the drawings and specifications herein, nor for any consequences arising therefrom, except to the extent that I may be negligent in the performance of my professional duties.

REVISION SCHEDULE

REV #	DESCRIPTION	DATE

DUPLEX-RESIDENCE
 E. 23rd Ave. Lot 53. Parcel ID 010-098586-00 Columbus, OH. 43206

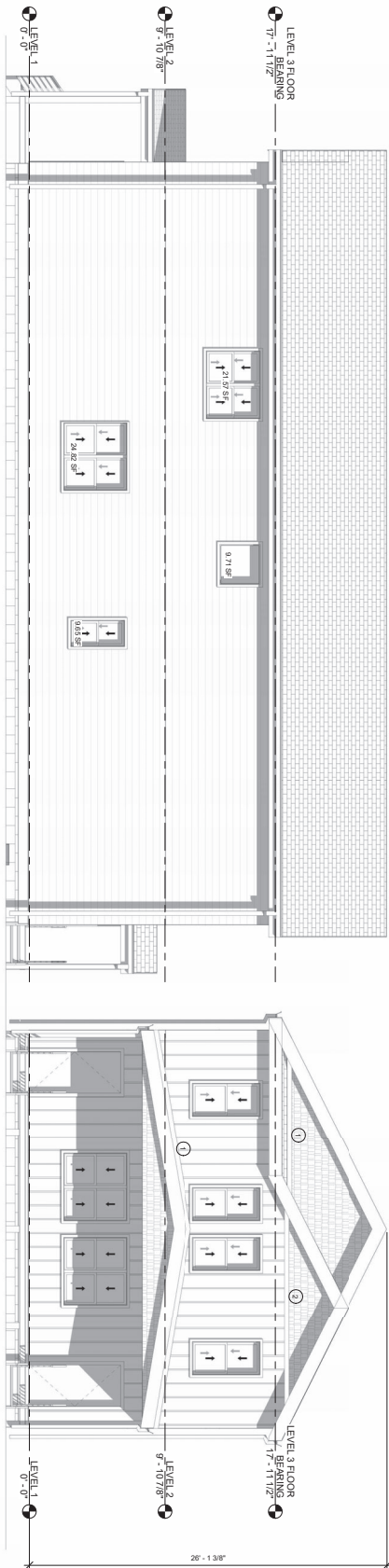


DUPLEX RESIDENCE
 E. 23rd Ave. Lot 53
 010-098586-00 Columbus, OH
 43206

EXTERIOR ELEVATIONS
 SCALE: 1/4\"/>

ELEVATION CODED NOTES

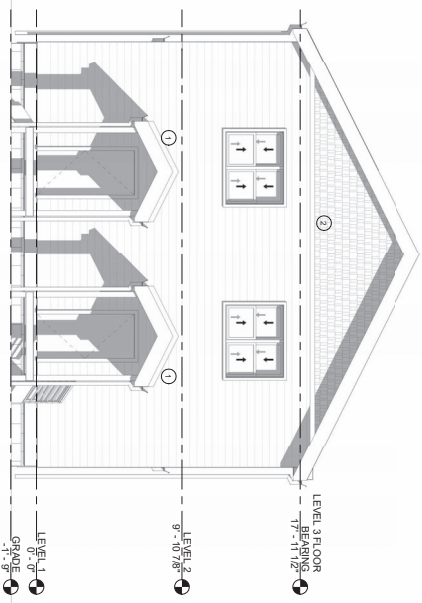
- 1 CONTINUOUS FLASHING
- 2 TRIM BOARD



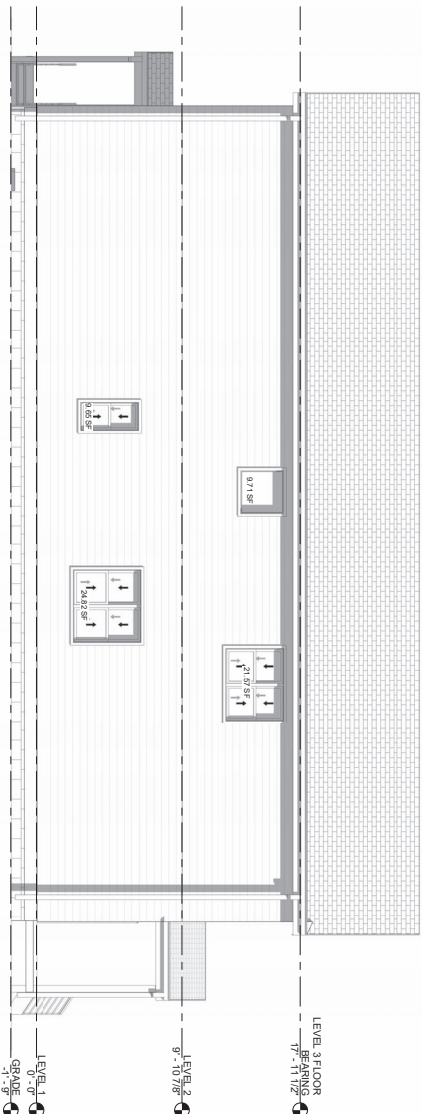
WINDOW OPENING
 24.62 SF
 0.71 SF
 0.66 SF
 TOTAL OPENING SF = 67 SF
 TOTAL WALL SF = 1,122 SF
 MAX ALLOWED OPENING SF = 1,122 X .25 = 280 SF

1 East
 1/4" = 1'-0"

Batrice Nekoni
 07/05/2024



2 North
 1/4" = 1'-0"



WINDOW OPENING
 24.62 SF
 0.71 SF
 0.66 SF
 TOTAL OPENING SF = 67 SF
 TOTAL WALL SF = 1,122 SF
 MAX ALLOWED OPENING SF = 1,122 X .25 = 280 SF

3 South
 1/4" = 1'-0"

LEGEND

- EXTERIOR VISION GLAZING
- ROOF ASPHALT SHINGLES
- 9\"/>

REVISION SCHEDULE

REV #	DESCRIPTION	DATE

DOCUMENT DISCLAIMER
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ARCHITECTURE.COM AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF ARCHITECTURE.COM IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETION OF THE PROJECT. ARCHITECTURE.COM MAKES NO WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY, COMPLETION, OR SUITABILITY OF THESE PLANS.



DUPLEX-RESIDENCE

E. 23rd Ave. Lot 54 Parcel ID 010-098587-00 Columbus, OH. 43206



ARCHITECTURE.COM
 DUPIX EX RESIDENCE
 E. 23rd Ave. Columbus, OH
 010-098587-00 Columbus, OH
 43206

EXTERIOR ELEVATIONS
 SCALE: 1/4" = 1'-0"
 A100

STATEMENT IN SUPPORT OF VARIANCES

My name is Beatrice Nokuri and I am a graduate of Cohort 2 of the Franklin County Affordable Housing Trust (AHT) Emerging Developer Program, and this is my first project financed by the Franklin County Affordable Housing Trust.

The project is to build a two-family dwelling on side-by-side lots that will total 4 units and the variances are needed to build the units. The project meets the AHT affordable housing requirements each, and the variances required are technical and the variances will not affect the delivery of government services.

07/05/2024

Date

Beatrice Nokuri

Applicant Signature

PARCEL 010-098586 – VARIANCES TO APPLICABLE CODE SECTIONS

To build a two-family dwelling, the owner respectfully requests that the Council grants the following variances of Columbus Code of Ordinances Section:

1. 3332.033 – Permitted uses: To allow a two-unit dwelling in the R-2, Residential District.
2. 3332.05(A)(4) – Area district lot width requirements: To reduce the required lot width from 50 feet to 37 feet.
3. Section 3332.12, R-2 area district requirements, requires that a principal building shall be situated on a lot of no less than 5,000 square feet in area, while the applicant proposes a two-unit dwelling on a lot area of 4,458 square feet (pursuant to lot area calculation in 3332.18(C)).
4. 3312.49 – Required parking: To allow 2 parking spaces at the rear of the building.
5. 3312.13(A) to reduce the driveway width from 10 feet to 5+/- feet on each parcel.
6. Section 3312.25, Maneuvering, to allow maneuvering over the parcel line.

07/05/2024

Beatrice Nokuri

Date

Applicant Signature

PARCEL 010-098587 – VARIANCES TO APPLICABLE CODE SECTIONS

To build a two-family dwelling, the owner respectfully requests that the Council grants the following variances of Columbus Code of Ordinances Section:

1. 3332.033 – Permitted uses: To allow a two-unit dwelling in the R-2, Residential District.
2. 3332.05(A)(4) – Area district lot width requirements: To reduce the required lot width from 50 feet to 37 feet.
3. Section 3332.12, R-2 area district requirements, requires that a principal building shall be situated on a lot of no less than 5,000 square feet in area, while the applicant proposes a two-unit dwelling on a lot area of 4,458 square feet (pursuant to lot area calculation in 3332.18(C)).
4. 3312.49 – Required parking: To allow 2 parking spaces at the rear of the building.
5. 3312.13(A) to reduce the driveway width from 10 feet to 5+/- feet on each parcel.
6. Section 3312.25, Maneuvering, to allow maneuvering over the parcel line.

07/05/2024

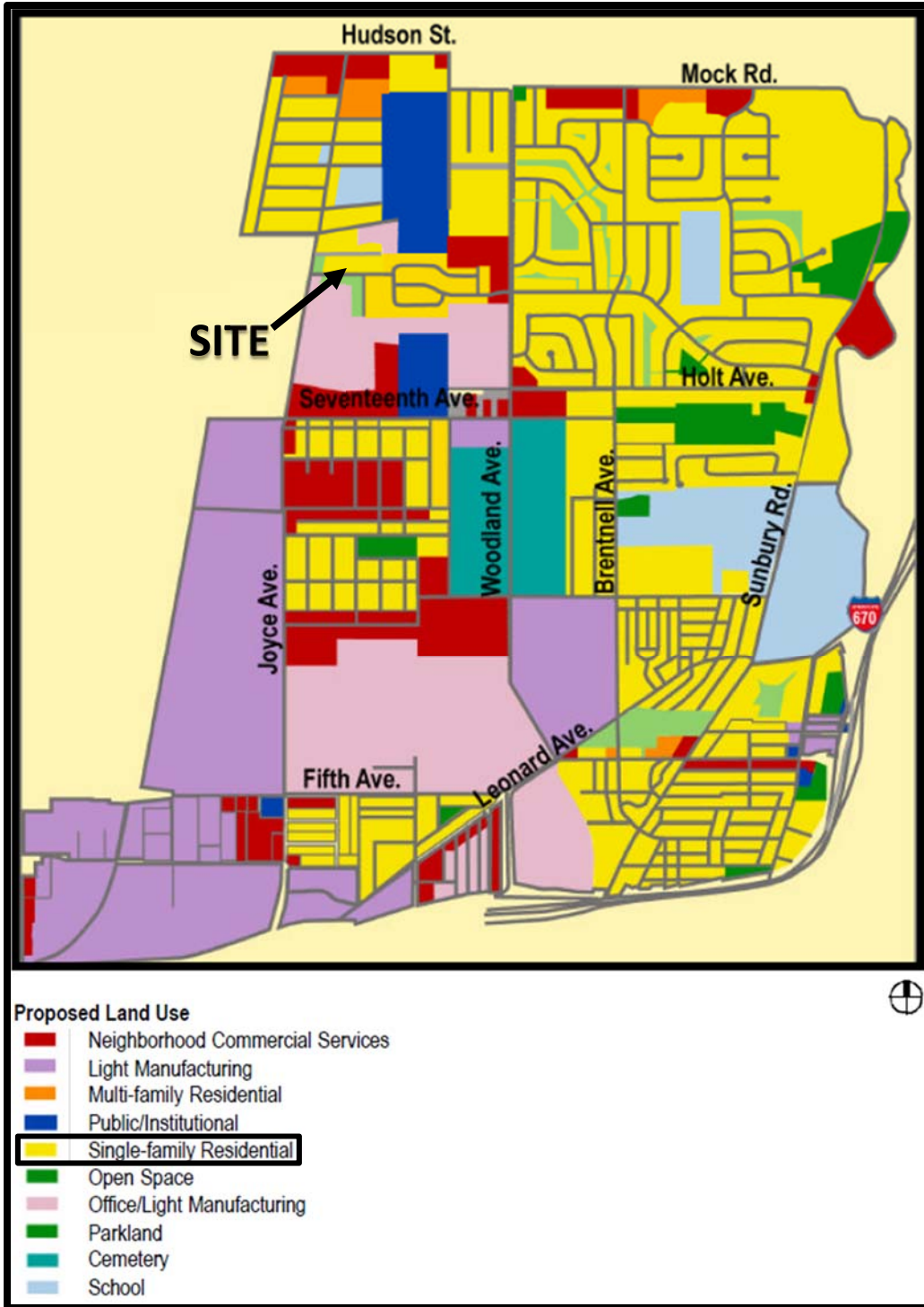
Beatrice Nokuri

Date

Applicant Signature



CV24-025
1726 E. 23rd Ave.
Approximately 0.19 acres



CV24-025
 1726 E. 23rd Ave.
 Approximately 0.19 acres



CV24-025
1726 E. 23rd Ave.
Approximately 0.19 acres

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

Case Number CV24-025

Address 1726 23RD AVENUE

Group Name NORTH CENTRAL AREA COMMISSION

Meeting Date 06/06/2024

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation Approval

(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

3332.033 -- Permitted uses: To allow a two-unit dwelling in the R-2, Residential District
Vote: 3-2 in favor

3322.05(A)(4) -- Area district lot width requirements: To Reduce the required lot width from 50 feet to 37 feet.
Vote: 3-2

3332.12 -- R 2 area district requirements: To allow the minimum dwelling/principal building to be less than 5,000 square feet. The lot size is 4,144 square feet.
Vote: 4-1

3312.49 -- Minimum number of required parking space: To Reduce the required parking from 4 to 2 spaces.
Vote: 3-2

Vote 3-2, 3-2, 4-1, 3-2

Signature of Authorized Representative Asmara Williams Digitally signed by Asmara Williams
Date: 2024.06.06 21:43:03 -04'00'

Recommending Group Title North Central Area Commission

Daytime Phone Number 937-304-4068

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-025

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) Beatrice Nokuri
of (COMPLETE ADDRESS) 1457 Bexton Loop, Columbus, OH 43209

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

<p>1. Heartfields Properties, LLC C/O: Beatrice Nokuri 1457 Bexton Loop, Columbus, OH 43209 0</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

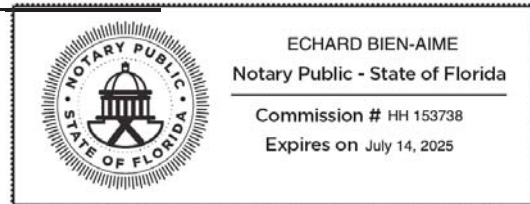
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Beatrice Nokuri

Sworn to before me and signed in my presence this 27th day of February, in the year 2024

Echard bien-aime
SIGNATURE OF NOTARY PUBLIC

07/14/2025 My Commission Expires
Notary Seal Here



Notarized remotely online using communication technology via Proof.

Notarized remotely online using communication technology via Proof.

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