

Final Site Plan Received 3/1/2024 Sheet 1 of 2 CV23-080

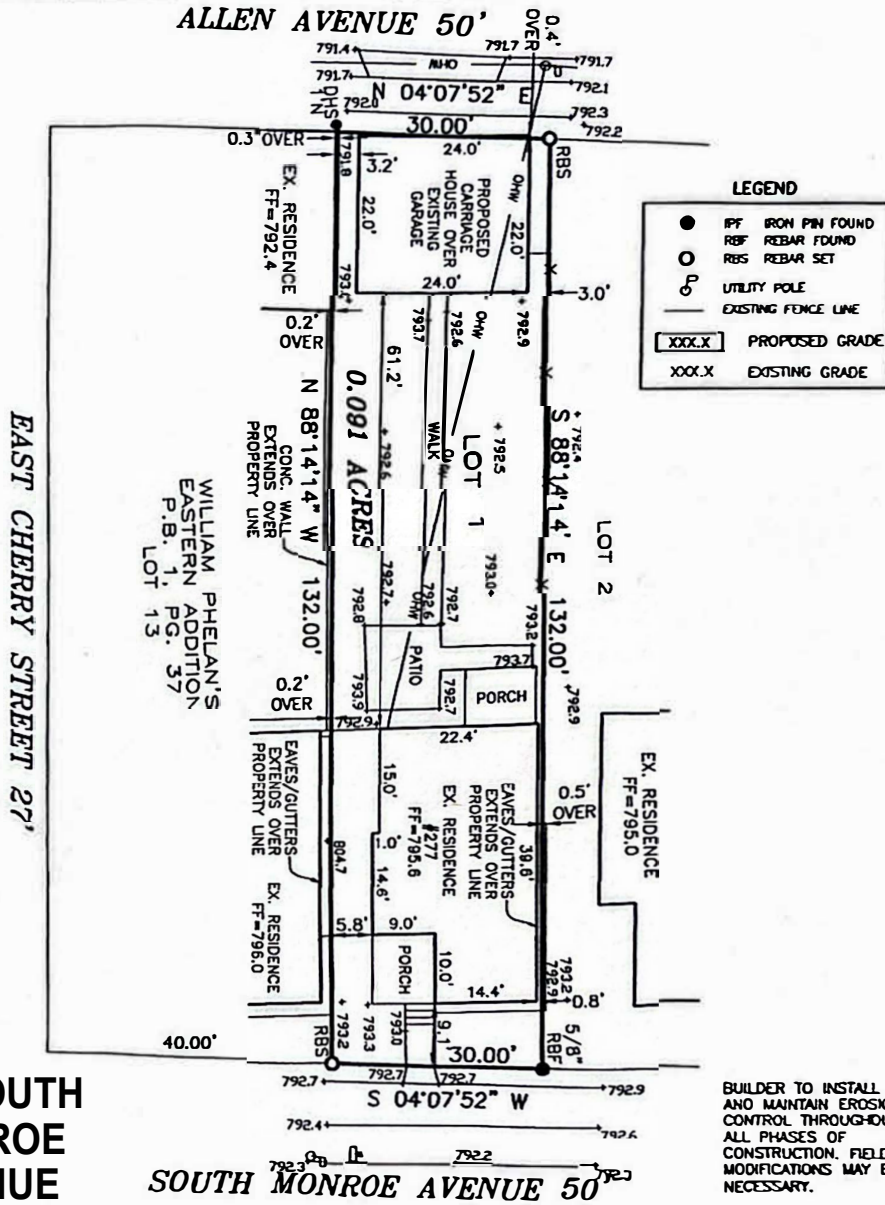
690 LAKEVIEW PLAZA BLVD. SUITE A
 WORTHINGTON OH. 43085
 PHONE: (614) 485-9000
 WWW.LANDMARKSURVEY.COM

ORDER NO. SLF23-JB236

DATE: 1/9/24

REVISIONS	DESCRIPTION

FOR SVS HOME IMPROVEMENT AND DESIGN HOUSE STYLE CARRIAGE HOUSE OVER EX. GARAGE
 LOT/SUBDIVISION CASPER LOWENSTEIN'S SUBDIVISION
 ADDRESS 277 MONROE AVENUE SCALE 1" = 20'
 COUNTY OF FRANKLIN CITY/TWP OF COLUMBUS DRAWN BY: DJH/JI
 P.B. 4 PAGE 18 MINIMUMS: R: 20% S: 3'



277 SOUTH MONROE AVENUE

SOUTH MONROE AVENUE 50'

BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

* STABILIZE CONSTRUCTION ENTRANCE.

LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY, AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. 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 USE IS STRICTLY PROHIBITED.

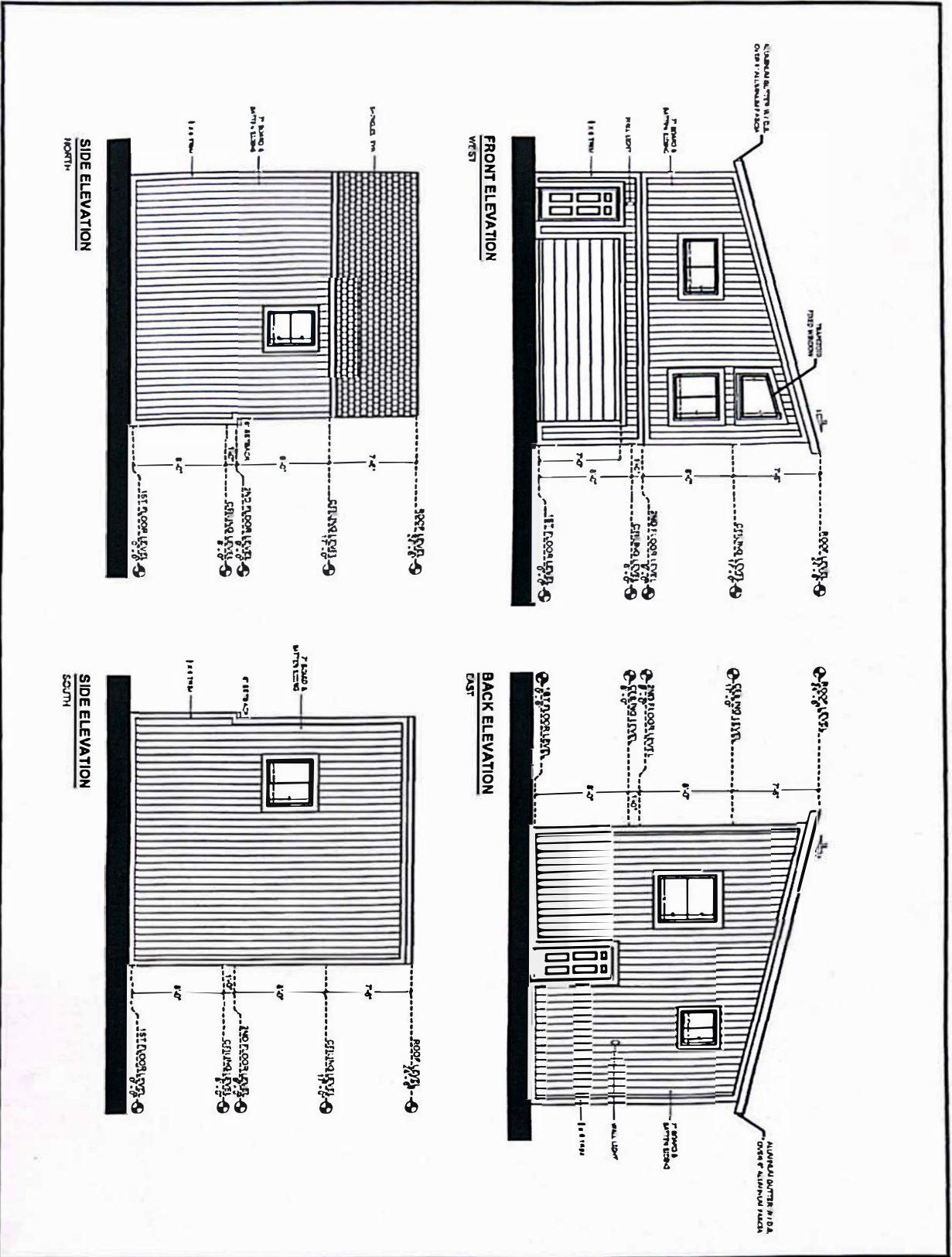


Scott D. Grunel
 SCOTT D. GRUNEL, P.S. 1/9/24

THIS PROPERTY IS LOCATED IN FLOOD ZONE X
 MAP NO. 39049C 0328K
 EFC DATE: 6/17/08


Builder Services\Plot Plans-Stakings\Misc\277 South Monroe Avenue\277 South Monroe Avenue.dwg, 1/9/2024 2:26:36 PM, jllms

Handwritten signature and date: 03/01/2024



Final Elevations Received 3/1/2024 Sheet 2 of 2 CV23-080

03/01/2024


INSULATION NOTES	
REAR EXTERIOR WALLS	MINIMUM R-11
CEILING	MINIMUM R-11
FLOOR	MINIMUM R-11
FOUNDATION	MINIMUM R-10
ROOF	MINIMUM R-19
AREAS	
1ST FLOOR AREA (GARAGE)	533 S.F.
2ND FLOOR AREA (GARAGE)	533 S.F.
PROJECT ADDRESS	
277 S MONROE AVE.	
COLUMBUS, OH 43205	
NOTICE	SCALE
	1/8" = 1' - 0"
BUILDING TYPE	
RESIDENTIAL	
2111 HILL	
ELEVATIONS PLAN	
SHEET	
A4	

STATEMENT OF HARDSHIP

277 S MONROE AVE

The subject lot of registration located at 277 S MONROE AVE, COLUMBUS, OH 43205, is zoned Z93-023A, Residential, R3, 5/26/1993, H-35

The proposal is to add a single-unit dwelling above the existing detached garage.

This neighborhood is predominantly 1- and 2-family residential.

Despite the change, this carriage house will be for residential use, it will be a living space for the mother-in-law.

In the proposed project for this carriage house, the minimum measures are being considered and we believe that there will be no major impact on the neighbors.

In this location, there are many lots that have duplexes and houses for two families. This would not be an introduction of a new use for the neighborhood because the properties nearby are for multifamily use and we will respect the heights of neighboring buildings.

To allow the development as proposed, the Applicant respectfully requests the following variations:

1. **3332.21 - Building Setback:** A Variance is required to place the Carriage House within 10' of the west property line/street right-of-way line. The applicant indicated to Jerry Ryser that the carriage house would be designed to not encroach into the right-of-way.
2. **3332.035 -R-3, Residential District Permitted Uses** –The applicant request is to place two 1-unit dwellings on one parcel.
3. **3332.13, R-3 - Area district requirements:** Applicant request to reduce the lot area from 5,000 square feet to 2,700 square feet
4. **3332.05(A)(4) – Lot Width:** Requires lot is 50-foot-wide. The applicant requests that the lot wide be 30-foot.
5. **3312.49 - Off-street parking spaces:** Applicant requests a variance to reduce the requirement from 4 to 2 off-street parking spaces.
6. **3332.27 - Rear Yard:** The rear yard for each dwelling needs to account for at least 25% of the lot. The applicant requests a variance for the 0% (request is for the carriage house).

Respectfully submitted,

SVS HOME IMPROVEMENT & DESIGN LLC



03/07/2024



CV23-080
277 S. Monroe Ave.
Approximately 0.09 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 CV23-080

Address 277 SOUTH MONROE AVENUE

Group Name NEAR EAST AREA COMMISSION

Meeting Date 11/9/2023

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:

Vote 11-0-0

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;
MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

DEPARTMENT OF BUILDING AND ZONING SERVICES

CV23-080

PROJECT DISCLOSURE STATEMENT

APPLICATION #:

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) 614 HOMES LLC
of (COMPLETE ADDRESS) 6269 TURNSTONE LOOP, SUNBURY OH 43074
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)

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 29th day of Feb, in the year 2024

SIGNATURE OF NOTARY PUBLIC [Signature]

Notary Seal Here
My Commission Expires 02/12/28



Created With Tiny Scanner
This Project Disclosure Statement expires six (6) months after date of notarization.