

COLUMBUS ZONING: R-3

THIS SITE STUDY IS FOR PRELIMINARY PURPOSES ONLY. THIS STUDY IS NOT A GUARANTEE OF ACCURACY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. ALL SITE INFORMATION INCLUDING BUT NOT LIMITED TO, GRADING, SETBACKS, EASEMENTS, LOT DIMENSIONS, UTILITIES, DRIVEWAYS, AND ADJACENT TOUS BEYOND THE PROPERTY LINE, SHALL BE THE RESPONSIBILITY OF THE CLIENT AND THE ENGINEER OR GENERAL CONTRACTOR.

REAR YARD CALCULATIONS:

MINIMUM REAR YARD REQUIREMENT	4.00' MIN.
MINIMUM REAR YARD REQUIREMENT + 25%	1.027' MIN.
MINIMUM REAR YARD REQUIREMENT + 50%	1.973' MIN.
MINIMUM REAR YARD REQUIREMENT + 75%	2.919' MIN.
MINIMUM REAR YARD REQUIREMENT + 100%	3.865' MIN.

LOT COVERAGE CALCULATIONS:

TOTAL LOT SQUARE FOOTAGE	4,900 S.F.
MINIMUM REQUIRED LOT COVERAGE	1,973 S.F.
TOTAL LOT COVERAGE	1,973 S.F.
PERCENTAGE OF LOT COVERAGE	40.1%

NOTE: TO BE PROVIDED ON SITE THAT MEETS THE SIZE REQUIREMENTS IN SECTION 102.115 FINAL LOCATION LANDSCAPING IS INSTALLED.

6/25/2024

Elyse Ryan

DATE: 6/25/2024
 PREPARED FOR: HEALTHY HOMES
 PROJECT: 2462-2464 AZELDA ST
 ADDRESS: COLUMBUS, OHIO 43211
 PREPARED FOR: HEALTHY HOMES

Healthy Homes
 A HEALTHY NEIGHBORHOODS - HEALTHY FAMILIES INITIATIVE

SBA
 ARCHITECTURAL DESIGN
 STUDIO
 2142-7751 WWW.SBA-ARCHITECT.COM

SCALE: 1" = 10'-0"
 SHEET DESCRIPTION: SITE STUDY
 DATE: 06/25/2024
A0-0
 SHEET NUMBER: 2024-049

Healthy Homes

Statement in Support of Variance(s)

The site is located on Azelda Street, just North of Hudson Street between Hiawatha Street and Pontiac Street. The parcel is zoned R-3, as is much of the North Linden Area Commission area. The applicant proposes to build a two (2) unit dwelling (duplex) and 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.

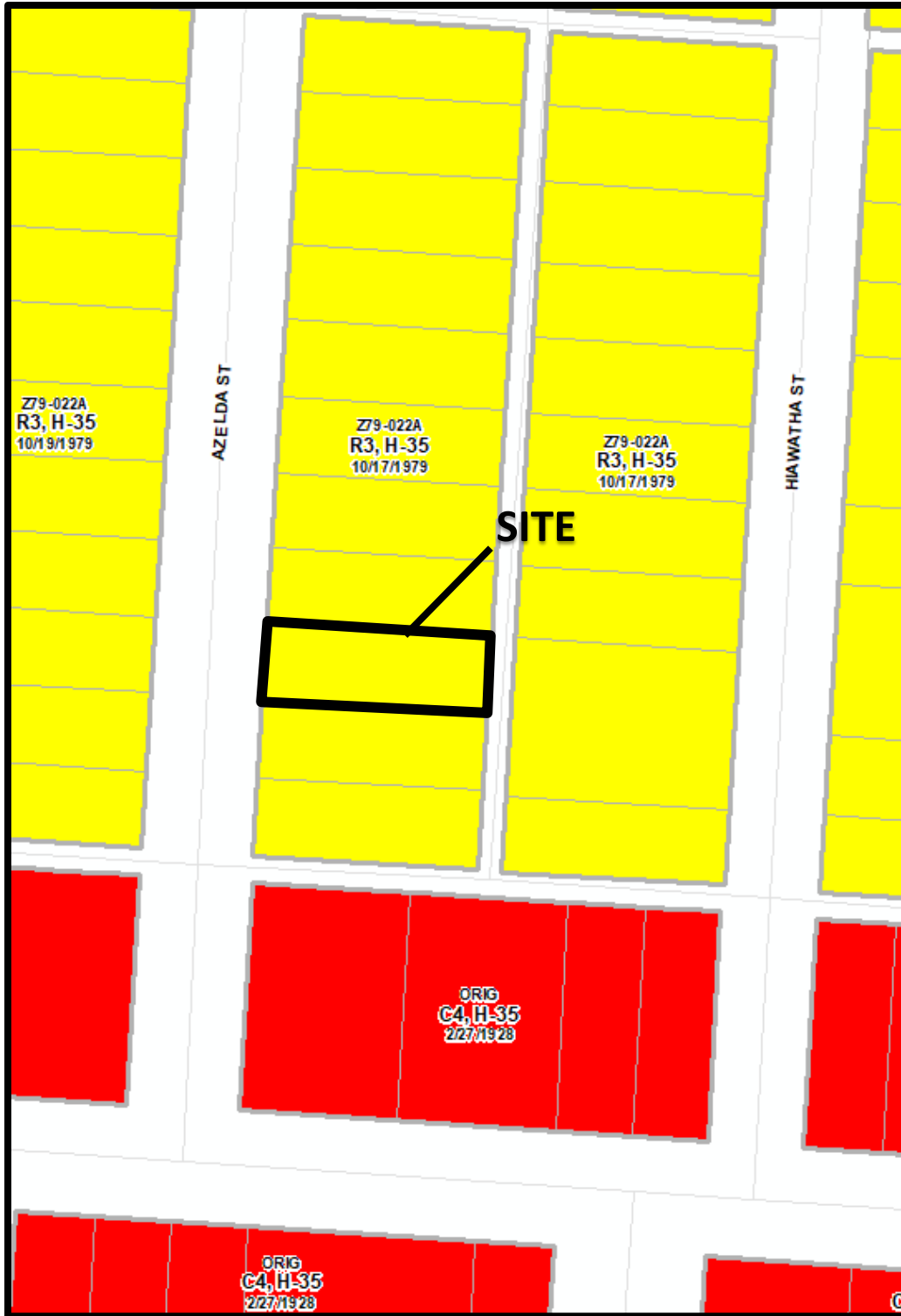
The proposed two-unit dwelling was intentionally selected and will not detract from the character of the neighborhood. This structure conforms with other development in the area in respects to height and use. The proposed dwelling is intended to increase the stock of high-quality, affordable housing options available to families earning between 50 and 80 percent of Area Median Income.

Applicant requests the following variances:

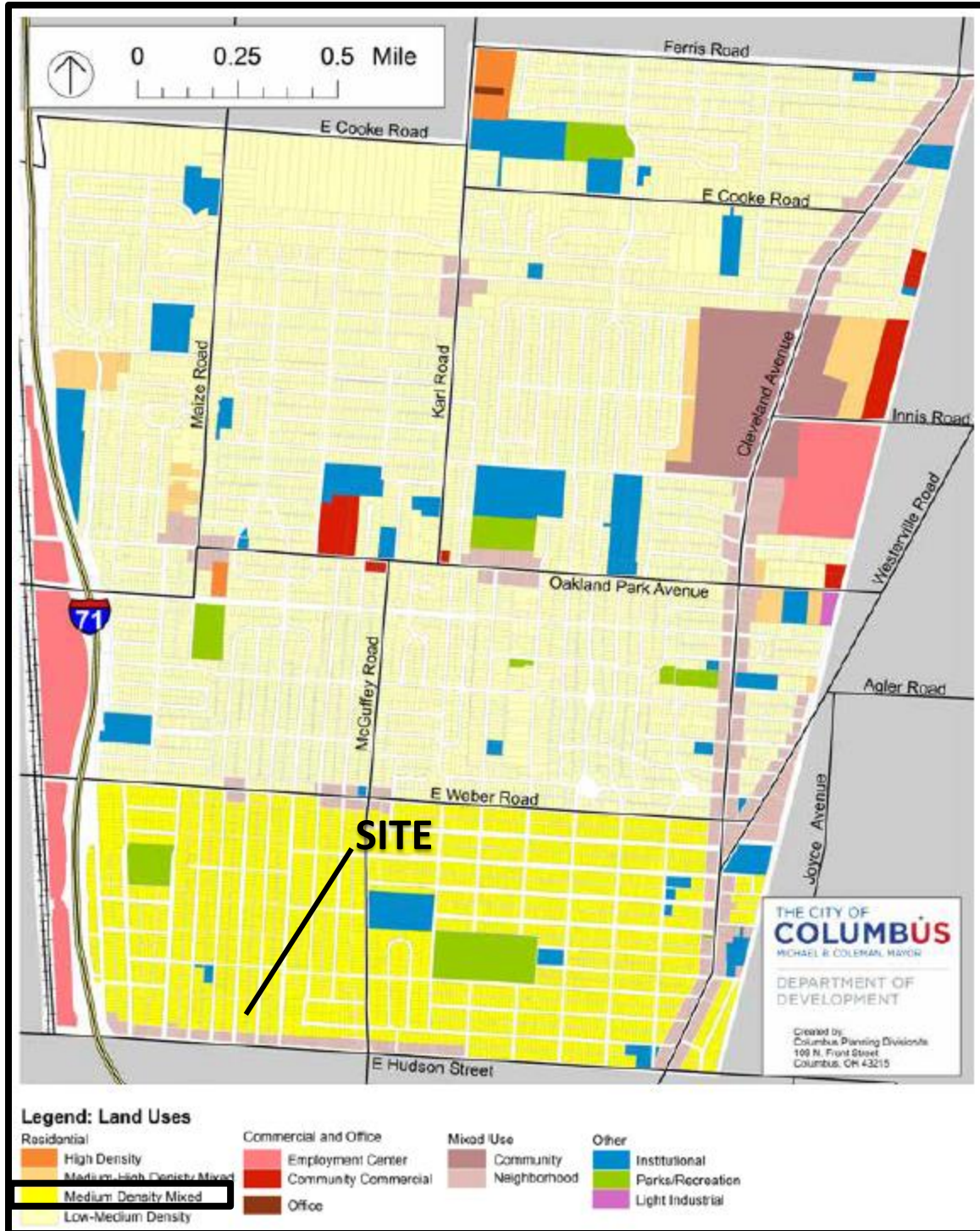
1. **Section 3332.035:** R-3 Residential District, to permit a 2-unit dwelling building as depicted on the site plan.
2. **Section 3332.05:** Area District Lot Width Requirements, to reduce the lot width from 50 feet to 40 feet (*existing*).
3. **Section 3332.13:** R-3 area district requirements, existing lot is 4,931 sq ft., which is less than the 5,000 sq. ft. requirement.

Signature of Applicant Emily Long Rayfield

Date 4/23/2024



CV24-049
2462-2464 Azelda St.
Approximately 0.11 acres



CV24-049
2462-2464 Azelda St.
Approximately 0.11 acres



CV24-049
2462-2464 Azelda St.
Approximately 0.11 acres

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

Case Number CV24-049

Address 2462 - 2464 AZELDA STREET

Group Name NORTH LINDEN AREA COMMISSION

Meeting Date 6/20/2024

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:

Without opposition.

Vote 7 for, 1 absent, 1 abstain

Signature of Authorized Representative Benjamin L Keith

Recommending Group Title North Linden Area Commission

Daytime Phone Number _____

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.

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 #: CV24-049

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) 2462-2464 Azelda St Columbus, Ohio 43211

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

1. Emily Long Rayfield - Lead Development Manager HNHF Realty Collaborative - Healthy Homes PO Box 77499 Columbus, Ohio 43207	2. Central Ohio Community Improvement Corporation 845 Parsons Ave Columbus, Ohio 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 23rd day of April, in the year 2024

Lydia Ann Ndungu
SIGNATURE OF NOTARY PUBLIC

01/31/2028
My Commission Expires

Notary Seal Here



Lydia Ann Ndungu
Notary Public, State of Ohio
My Commission Expires 01-31-28

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