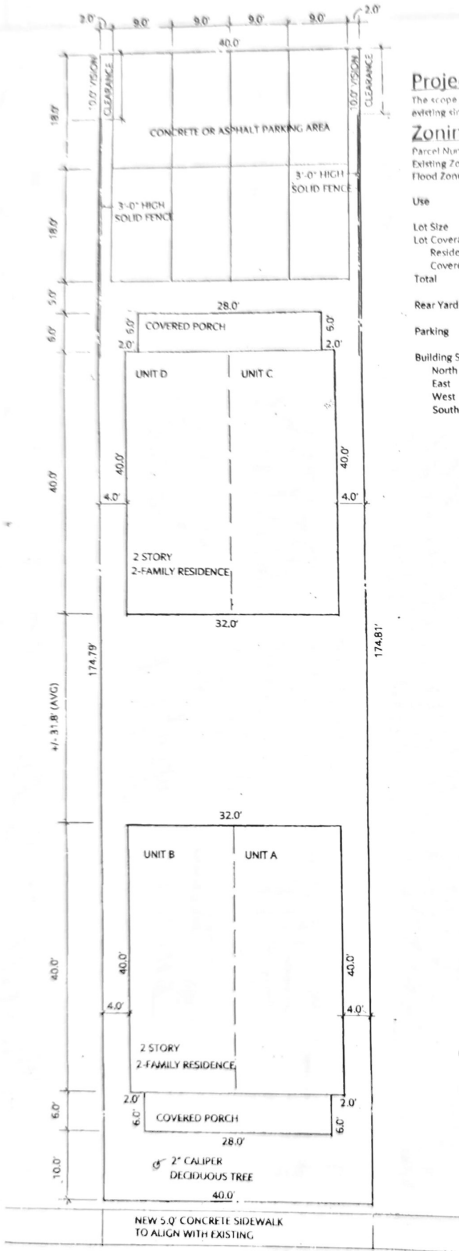


## EXISTING ALLEY 20.0' ROW



## Project Information

The scope of this project involves the construction of two new 2-Family residential buildings on an existing single parcel vacant lot.

## Zoning Information

Parcel Number: 010.100798.00  
 Existing Zoning: Residential Rural H-35  
 Flood Zone: OIIT  
 Proposed: Two 2-Family Residential Buildings (Four Total Units)

## Use

Lot Size: 6,992 (40.0' X 174.8') SQ. FT.

## Lot Coverage

Residence: 2,560 SQ. FT. (36.6%)

Covered Porch: 336 SQ. FT. (4.8%)

Total: 2,896 SQ. FT. (41.4%)

## Rear Yard

1,880 SQ. FT. (26.9%)

## Parking

8 surface spaces

## Building Setbacks

North: 47.0'

East: 4.0'

West: 4.0'

South: 16.0'

CV23-032 Final Received 6/13/2023

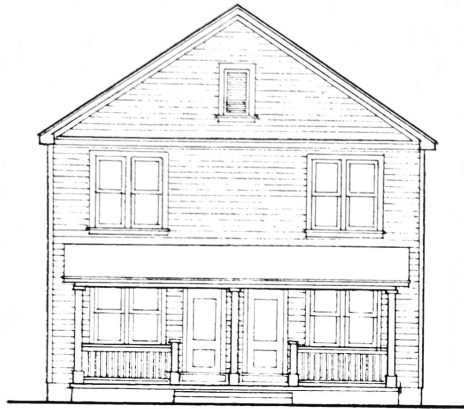
CHESAPEAKE AVENUE 50.0' ROW

Site Plan

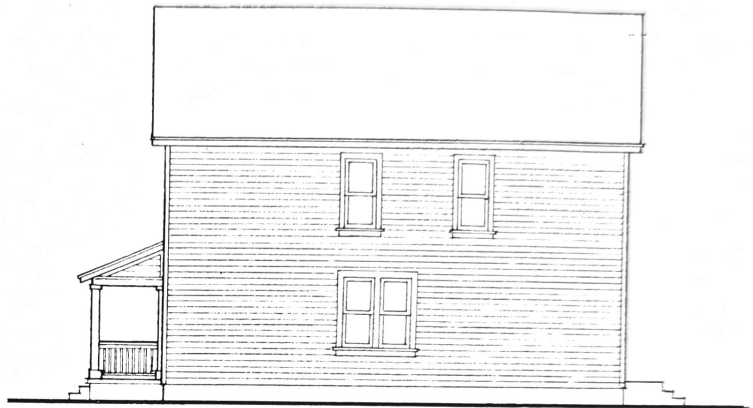
Scale 1" = 10'-0"



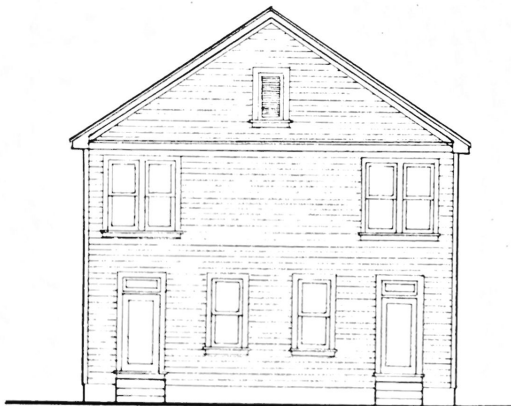
*[Signature]* 6/13/23



FRONT ELEVATION  
1/8" = 1'-0"



SIDE ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"

PROPOSED TWO-FAMILY RESIDENCE  
1480 CHESTER AVE  
COLUMBUS OHIO  
UNDA NORDER ARCHITECTURE  
2-6-2023

*EJ Norder* 6/13/23

1480 Chesapeake Ave. (Proposed AR1)

Statement of Hardship and List of Variances

The applicant is requesting a council variance to allow him to develop two dwellings each containing two dwelling units on a single lot which is less than 50 feet in width. The proposed development of multi-family dwelling units would be consistent with the existing development of adjacent parcels. The proposed layout requires variances to the lot width, fronting, building lines, minimum side yards, and rear yard. The variance related to the parking screening is necessary to accommodate the required parking and to ensure safety of persons and property.

A council variance is necessary because the proposed zoning district AR-1 does not permit two dwellings each containing two dwelling units on a single lot. The additional variances relate to the layout of the dwellings. Variances are typically required when developing an infill site in the older areas of the city.

A hardship exists in the zoning code because there is not a classification that would permit this proposal without a series of variances. The granting of these requested variances will not adversely affect the surrounding property or surrounding neighborhood, will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestion of public streets, unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

The applicant respectfully requests the granting of these variances for this appropriate development of the property.

3332.21(D) – Parking Screening. To permit a 3-foot high fence in 2-foot wide paved buffer rather than the 5-foot height and 4' landscaped buffer required.

3333.02 AR-12, ARLD and AR-1 apartment residential district use: to permit two dwellings on a lot each dwelling containing two dwelling units.

3333.09 Area requirements: to permit two dwellings on a lot width a lot width of less than 50 feet (40 feet).

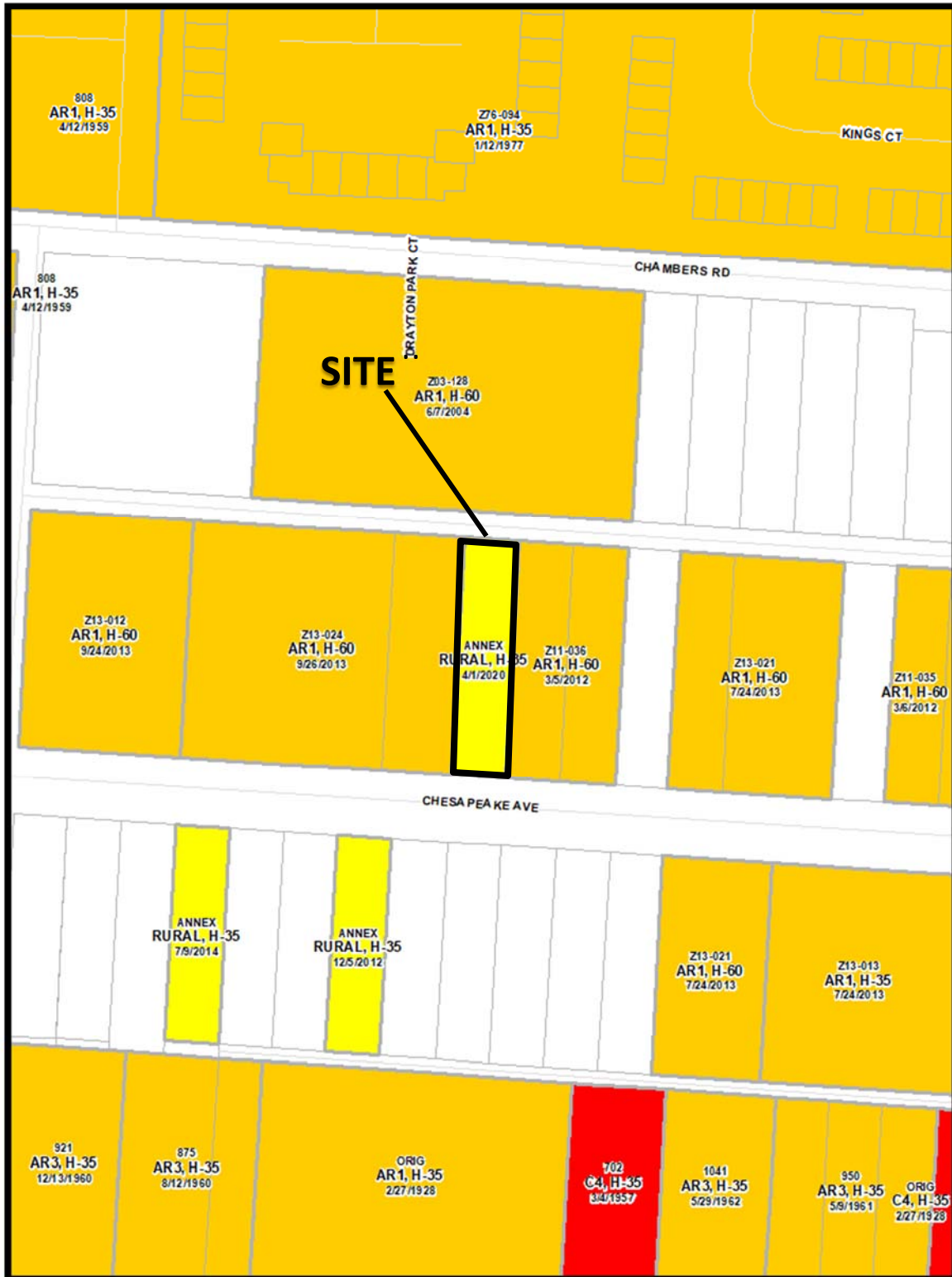
3333.16 Fronting: to permit a second dwelling on a lot which does not front on a public street.

3333.18 Building lines: to reduce the building setback from 25 feet to 16 feet as shown on the Site Plan (covered porch not considered as building line).

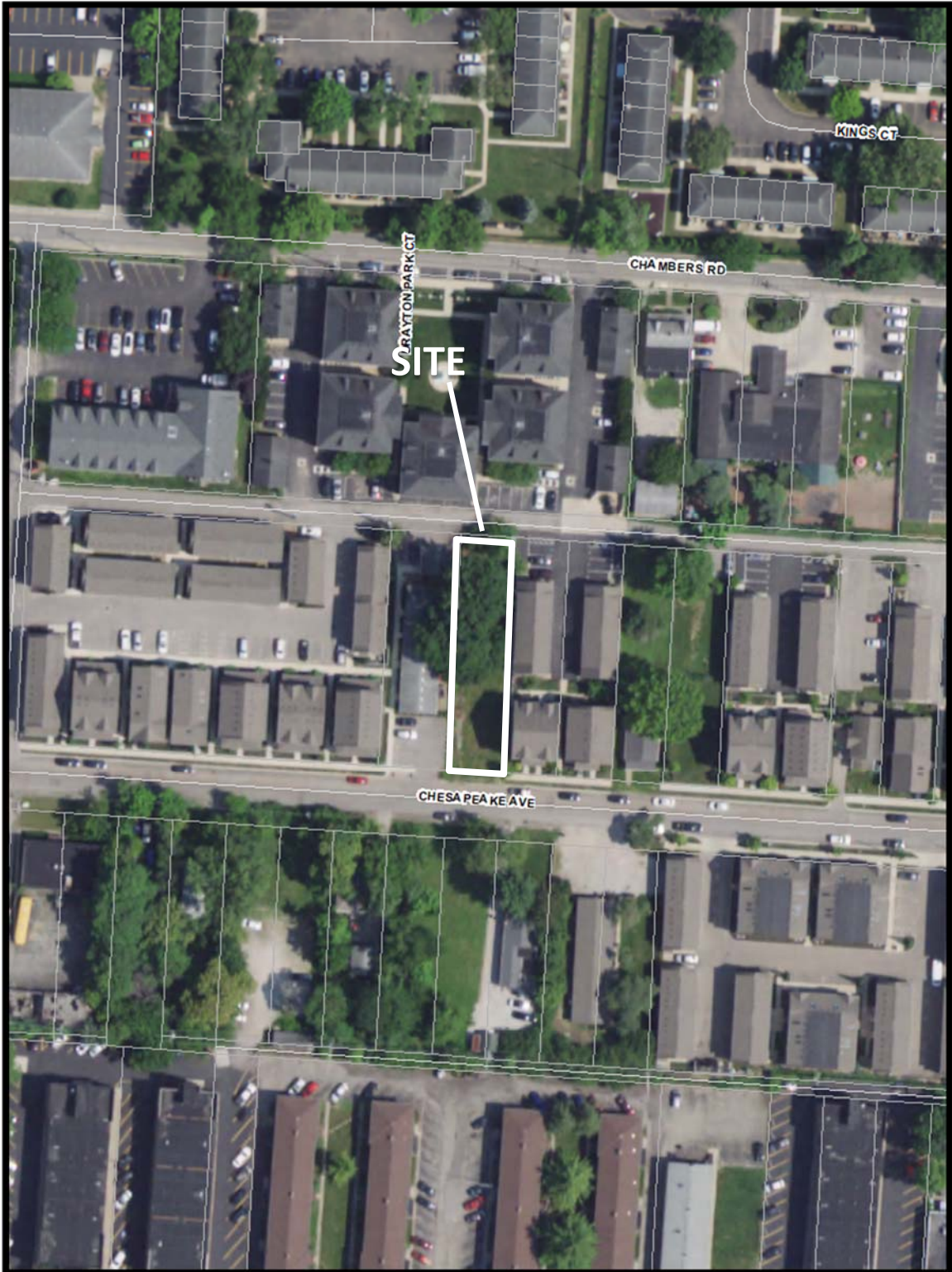
3333.23(a) Minimum side yard permitted: to reduce the minimum side yard from 5 feet to 4 feet for the rear dwellings, and 4 feet for the front dwellings as shown on the Site Plan.

3333.24 Rear yard: Permit the 2, two-unit buildings to share a single rear yard which equals 18.19% of the total lot area (1,272 SF), down from each dwelling being required to individually have a 25% rear yard (1,748 SF).

 4/13/23



.....CV23-032  
1480 Chesapeake Ave.  
Approximately 0.16 acres



.....7J23-0' &  
1480 Chesapeake Ave.  
Approximately 0.16 acres





DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Standardized Recommendation Form


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	Z23-018 & CV23-032
Address	1480 CHESAPEAKE AVE
Group Name	5TH BY NORTHWEST AREA COMMISSION
Meeting Date	6/6/23
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

5xNW was in support of this project.

Vote	6-0 in favor
Signature of Authorized Representative	 <div>Digitally signed by Justin Shaw Date: 2023.06.08 13:15:35 -04'00'</div>
Recommending Group Title	Fifth by Northwest
Daytime Phone Number	215-740-2835

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.

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV23-032

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) Eric D. Martineau

of (COMPLETE ADDRESS) 3006 N. High St., Ste 1A, Columbus, OH 43202

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. T. Jordan & Megan Tarrier, 1968 Devon Rd. Columbus, OH 43212 Phone: 614/805-4524	2. XXXXXXXXXXXXXXXXXXXXXXXXXXXX
3. XXXXXXXXXXXXXXXXXXXXXXXXXXXX	4. XXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

day of

, in the year

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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