

**Various Attachments to  
Imagen Nation LLC's Council Variance Application for 1697-9 E Long St.**

**Statement of Hardship**

1697-1699 E Long St Columbus OH 43203 is currently a two-family dwelling on platted lot. It is located on the south side of E Long St between Woodland and Eastwood Ave, diagonally across the avenue from Franklin Park Condominiums.

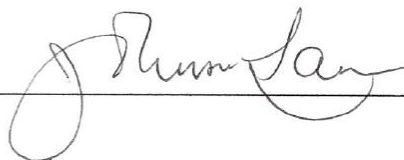
Without including the pre-existing living space in the attic, the current upstairs dwelling unit is already 1600+ square feet with more than 3 bedrooms just on the 2<sup>nd</sup> floor. An average family will not need more space and rooms than that, so converting the attic living quarters of said upstairs duplex unit into a separate additional unit can help house additional individuals. Thus, we desire to convert this duplex's pre-existing attic living space into one additional dwelling unit.

When we purchased this property, the then-current tenants parked on the streets. We will provide 3 off-street parking spaces in the back, which will not negatively affect the exterior's current historic character.

We will continue to ensure the health, safety and general welfare of the residents in these districts and this will better support the housing accommodations needs in this neighborhood without increase in maintenance cost of nearby infrastructure while also reducing electricity and gas use per unit.

See attached list of proposed variances.

Signature of Applicant



Date 6/15/2022

**Proposed variances:**

**Residential Districts**

**3332.035 - R-3 residential district**

Permit this existing dwelling to contain three dwelling units

**Area District Standards**

**3332.05(A)(4) - Area district lot width requirements (pre-existing variance)**

Continue to permit existing frontage of 42 feet

**Parking**

**3312.49 - Minimum numbers of parking spaces required**

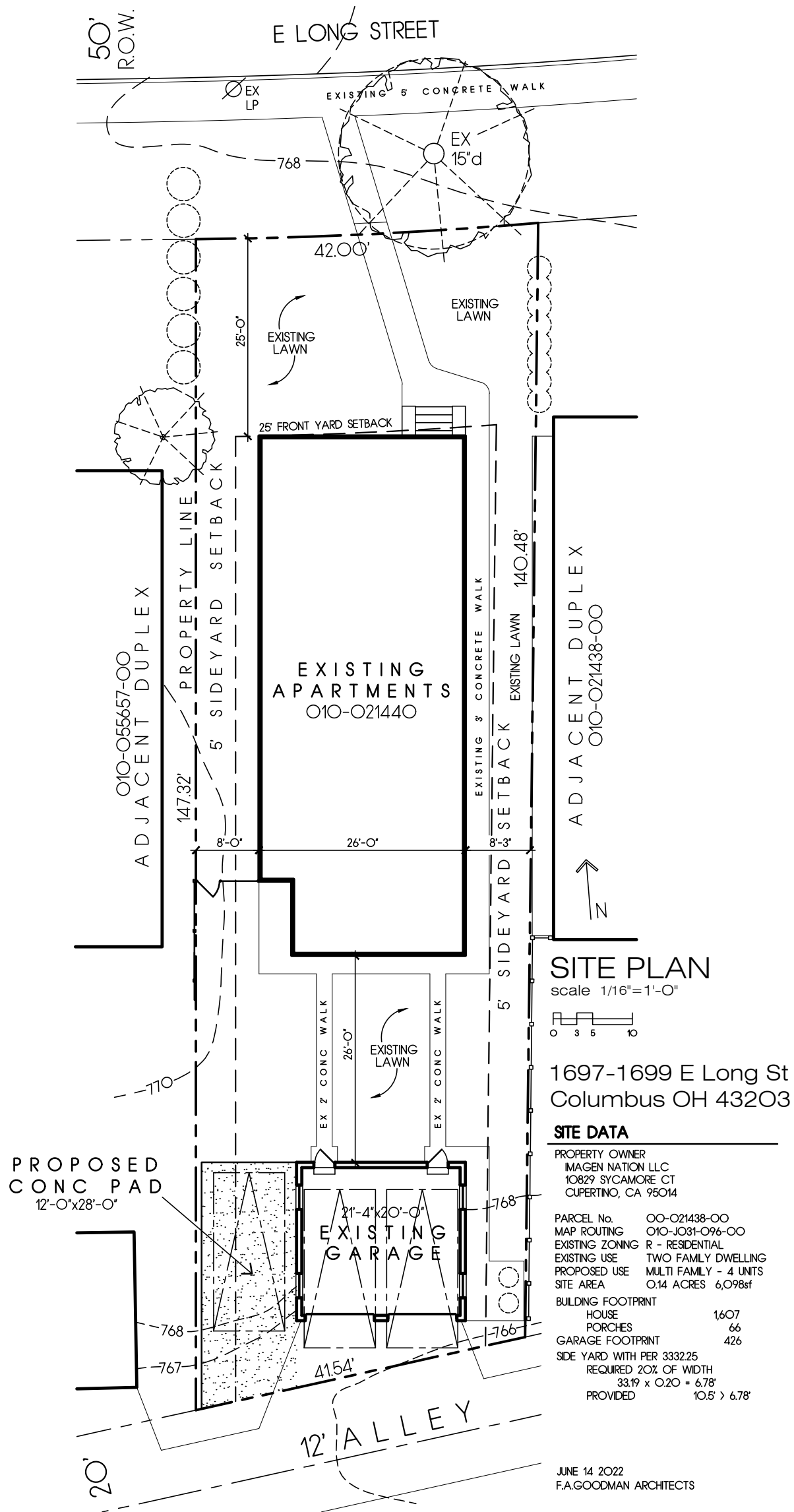
*For each dwelling or other principal use provision shall be made for private access and off-street parking facilities as required by Chapter 3312, C.C., and the number of off-street parking spaces required for various uses shall be no less than as set forth in the parking requirements tables: 3 residential dwelling units – 2 spaces minimum per unit*

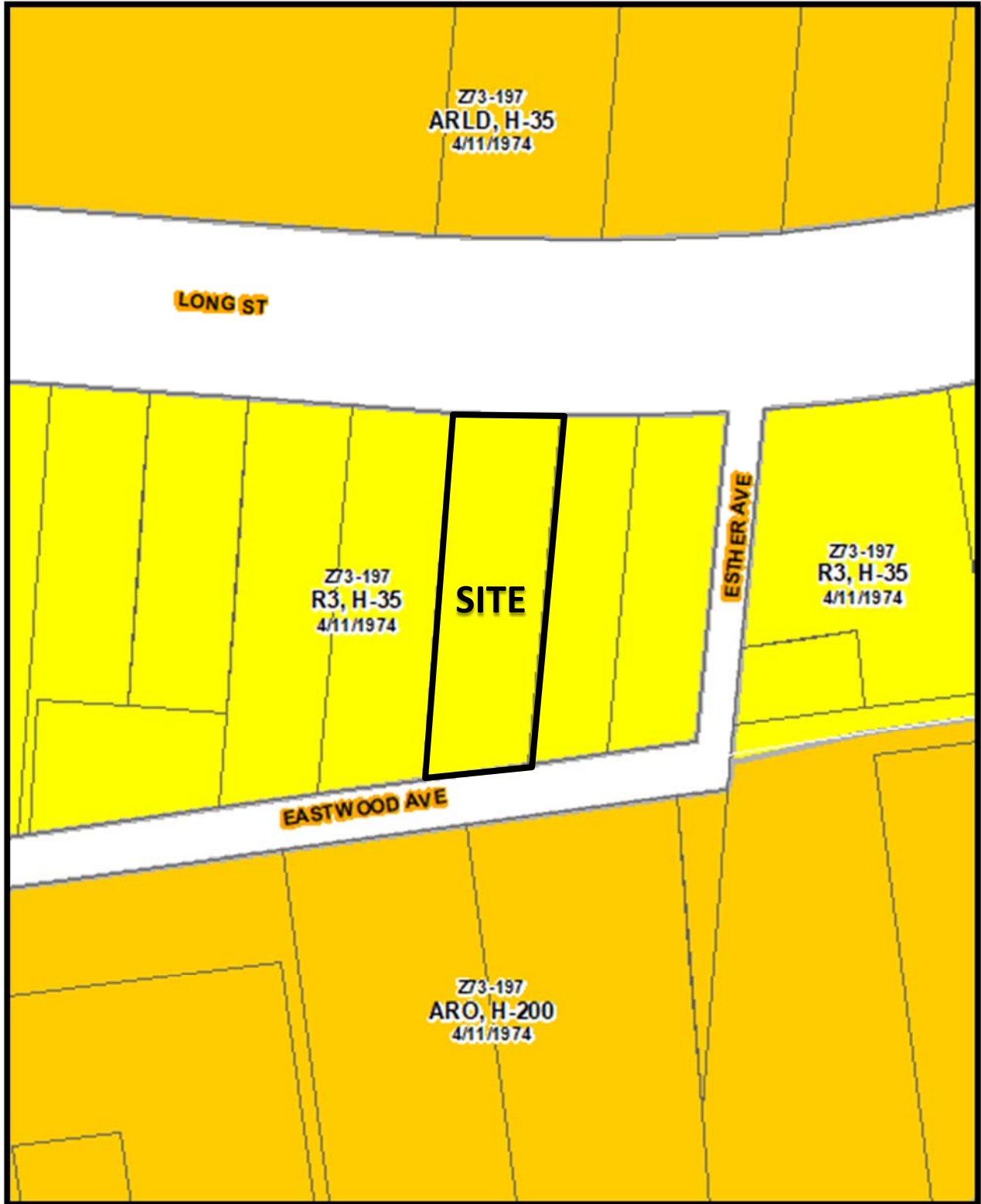
Reduce minimum parking spaces requirement from 6 (due to the addition of an attic dwelling unit) to the existing 2 private garage spaces and 1 surface space.

**Reasoning:**

- The proposed variances of this project has no effect on the exterior's historic character and minimal impact on neighboring properties or the public
- The requested variances will not require any historic alterations to the building or lot, i.e., no new exterior stairs, no window converted to a door, no new door openings, no large parking pad or stacked parking, etc.
- As we are not adding any dormers or otherwise changing the existing exterior structure of the building, neighbors and the public will only see repairs or improvements to the outside such as new windows and door, additional siding, new fascia boards and rafter tails, repaired rain carrier system, etc.

# Conceptual Plan Included for Informational Purposes Only





CV20-112  
1697-1699 E. Long St.  
Approximately 0.14 acres



CV20-112  
1697-1699 E. Long St.  
Approximately 0.14 acres

## Near East Area Commission Recommendation

Pending 7/14/2022 Meeting

# Council Variance Application

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

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV20-112

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.

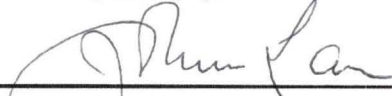
STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Johnson Lau  
of (COMPLETE ADDRESS) 913 E Fulton St, Columbus OH 43205  
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:

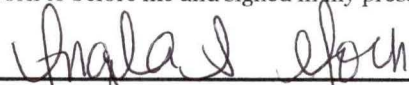
Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

<p>1. Imagen Nation LLC (614) 656-6110 10829 Sycamore Ct, Cupertino, CA 95014 0 Columbus employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

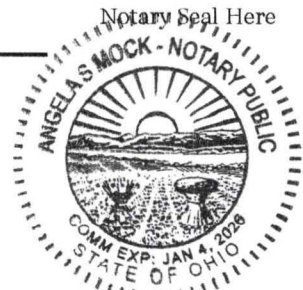
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 30th day of APRIL, in the year 2022

  
SIGNATURE OF NOTARY PUBLIC

01/04/2026  
My Commission Expires



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