

**COLUMBUS ZONING - R-3**

THIS SITE PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSES. ALL SITE INFORMATION INCLUDING CALCULATIONS, SETBACK LAYOUT, SITE SWAPAGE, STRUCTURE SHALL BE COMPILED BY A LICENSED SURVEYOR OR ENGINEER OR GENERAL CONTRACTOR AS REQUIRED.

**TOTAL LOT SQUARE FOOTAGE: 4,466 SQ. FT.**  
**MINIMUM REAR YARD: 4,260 SQ. FT. x 0.25 = 1,065 SQ. FT.**  
**TOTAL REAR YARD SQUARE FOOTAGE: 2,000 SQ. FT.**  
**REAR YARD > 20% REAR YARD REQUIREMENT - COMPLIES**

BEFORE SUBMITTING TO THE CITY ENGINEER, THE DESIGNER SHALL VERIFY THAT ALL CITY REQUIREMENTS IN SECTION 1617.03 FINAL LOCATION OF LINES ARE MET.

CV22-130, Final Received 3-10-2023, Page 1 of 2

09-16-2023

1249 E 16TH AVE  
COLUMBUS, OHIO 43211  
NEW 2-STORY DUPLEX  
PREPARED FOR:

**Healthy Homes**  
A HEALTHY NEIGHBORHOODS - HEALTHY HOMES INITIATIVE

#	DATE	REVISION/CHANGE DESCRIPTION

SCOTT D. BAKER  
14854

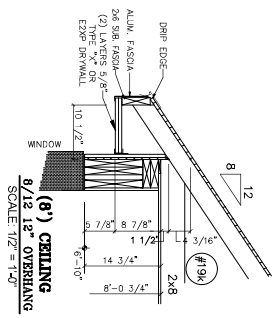
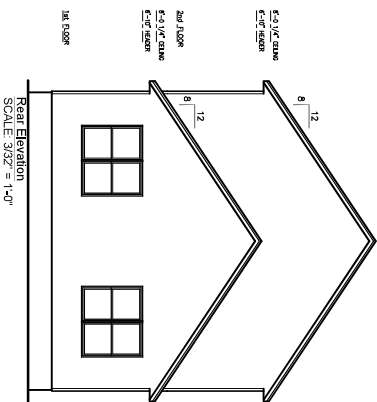
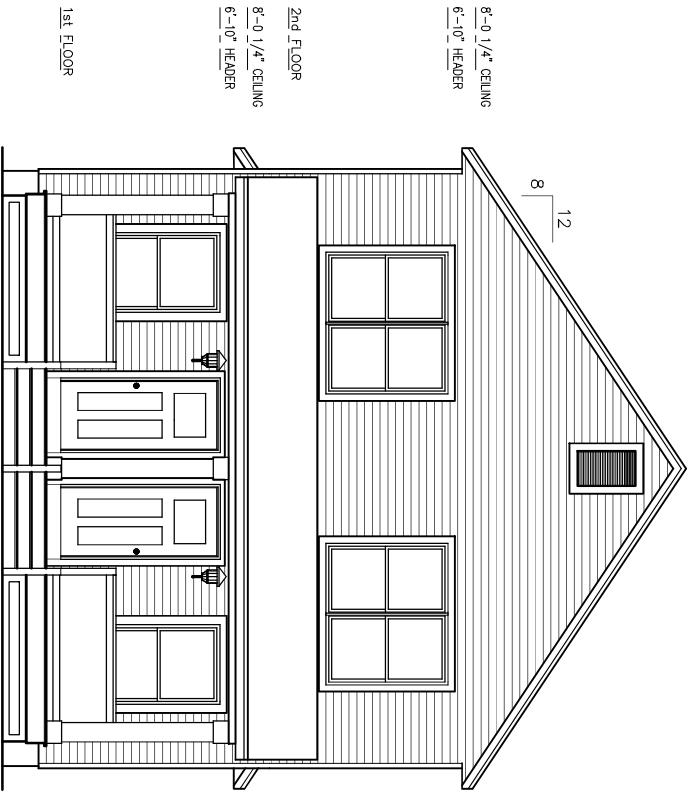
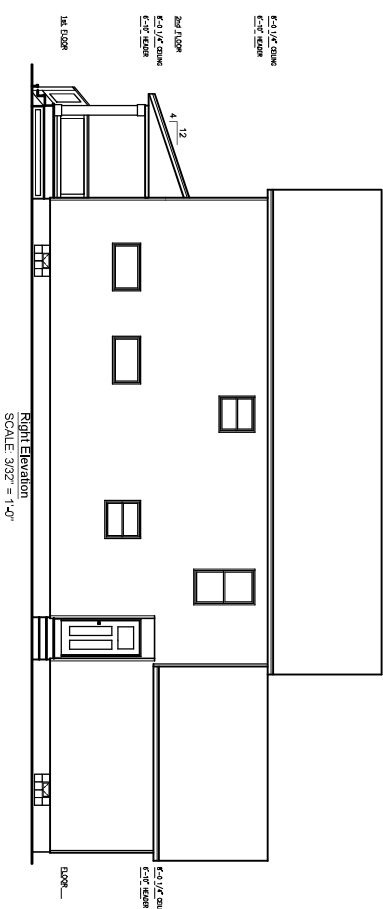
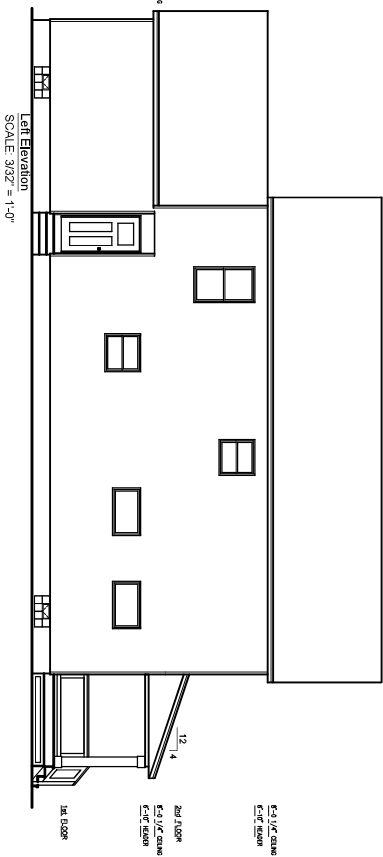
**SBA** ARCHITECTURAL DESIGN STUDIOS  
11242/751 WWW.SBA-ARCHITECT.COM

SCALE: 1" = 10'-0"

SHEET DESCRIPTION: SITE STUDY

DATE: 02/28/2023

PROJECT: A0-0



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2nd FLOOR  
8'-0" 1/4" CEILING  
6'-10" HEADER

1st FLOOR

03.10.2023  
*[Signature]*

**FIELD NOTES**  
\*\*\*\*\*  
THE FOLLOWING ITEMS ARE TO BE SITE-INSTALLED AND ARE NOT PART OF INDUSTRIALIZED UNIT AUTHORIZATION. ALL CONSTRUCTION BELOW THE INDUSTRIALIZED UNIT EXTERIOR SIDING ON SIDE ELEVATIONS, EXTERIOR DOORWAY LANDINGS, PORCHES, GARAGE

# Healthy Homes

## Statement in Support of Variance(s)

The site is located on 16<sup>th</sup> Avenue, just East of Cleveland Avenue between Brooks Avenue and Louis Avenue. The parcel is zoned R-3, as is much of the South Linden Area Commission area. The applicant proposes to build a two (2) unit dwelling (duplex) and three surface parking spaces at the rear of the lot with parking accessed from the back alley, as depicted on the submitted site plan. The proposed three surface parking spaces does not meet the minimum number of parking spaces required under Section 3312.49, as one more is required. 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.

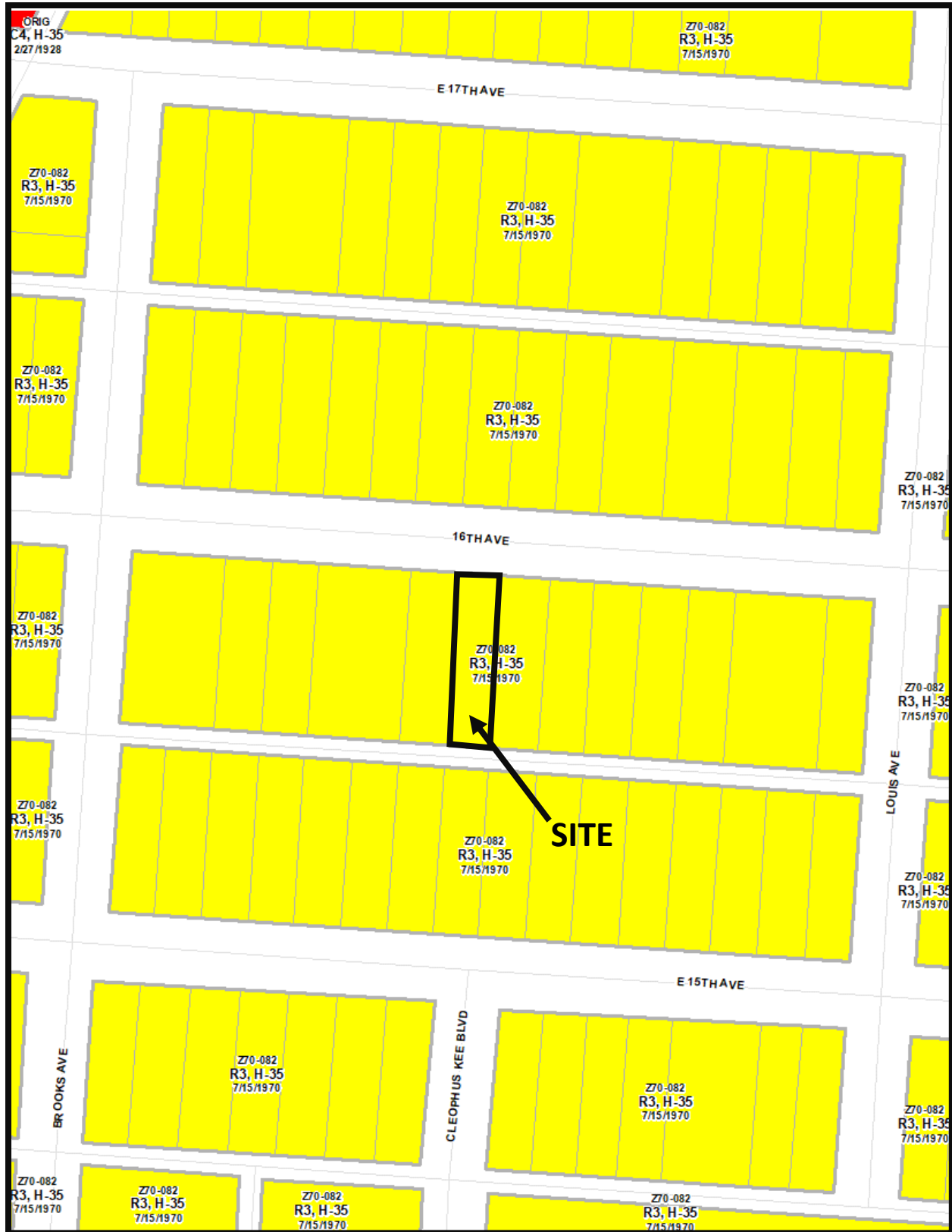
The proposed two-unit dwelling was intentionally selected and will not detract from the character of the neighborhood. This structure conforms with other development in the area in respects to height and use. The proposed dwelling is intended to increase the stock of high-quality, affordable housing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

Applicant requests the following variances:

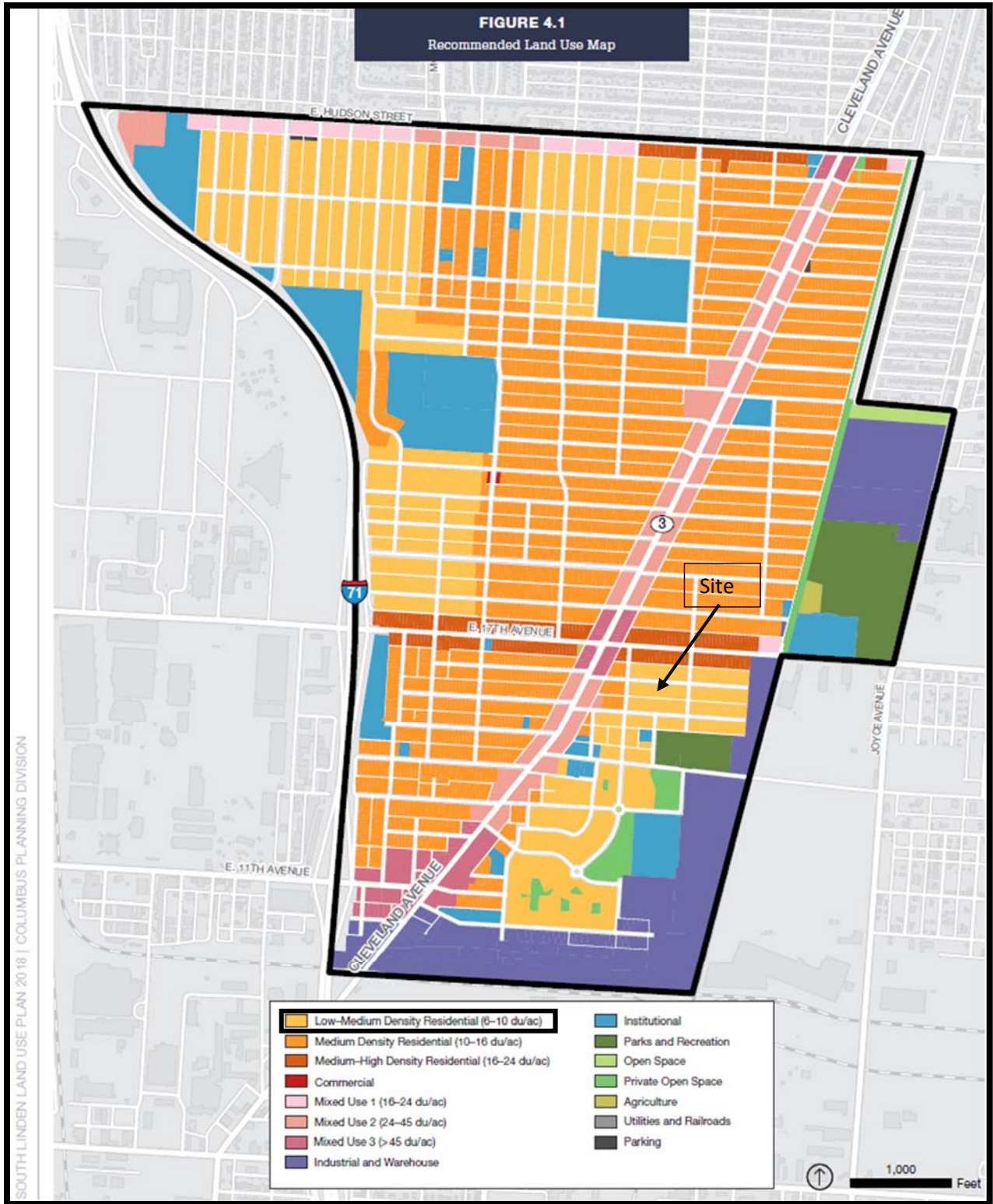
1. **Section 3332.035:** R-3 Residential District, to permit a 2-unit dwelling building as depicted on the site plan.
2. **Section 3332.05:** Area District Lot Width Requirements, to reduce the lot width from 50 feet to 35 feet (*existing*).
3. **Section 3332.13:** R-3 area district requirements, existing lot is 3675 sq ft., which is less than the 5,000 sq. ft. requirement.
4. **Section 3312.49:** 2 off-street parking spaces per dwelling are required, whereas as 3 parking spaces are proposed instead of 4.

Signature of Applicant Emily Joy Reynolds

Date 11/14/22



CV22-130  
1249 E. 16<sup>th</sup> Ave.  
.10 Acres



SOUTH LINDEN LAND USE PLAN 2018 | COLUMBUS PLANNING DIVISION

CV22-130  
1249 E. 16<sup>th</sup> Ave.  
.10 Acres



CV22-130  
1249 E. 16<sup>th</sup> Ave.  
.10 Acres

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** CV22-130

**Address** 1249 E. 16TH AVENUE

**Group Name** SOUTH LINDEN AREA COMMISSION

**Meeting Date** February 21, 2023

**Specify Case Type**

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

**Recommendation** (Check only one)

Approval

Disapproval

**RECEIVED**  
FEB 22 2023  
BUILDING & ZONING SERVICES

**LIST BASIS FOR RECOMMENDATION:**

- Developer is proposing new construction of fifteen (15) duplex dwellings that complement existing designs of two-story two-family units throughout the community, maintains affordability based on HUD guidelines, and improves density towards meeting anticipated population increase according to the MORPC 2050 Report.
- Granting variances expands the permitted use on property zoned R3 Residential to include duplex dwellings (two-family units) with reduced lot width and reduced parking allowance.
- Granting variances does not adversely affect the surrounding neighbors.

With 8 Area Commissioners in attendance Quorum is Met. The South Linden Area Commission convened its regularly scheduled meeting 2.21.23 this date. Having heard statements made, reviewed supporting documentation, and engaged meaningful discussions to clarify and satisfy concerns, Commissioner Jamison moved, with a second from Commissioner S. Williams, to issue its **RECOMMENDATION OF APPROVAL**. The Chair opened for additional questions and hearing none, called for the Voice Vote as follows:

<b>Voice Vote Approval:</b>	<b>Motion Passed with</b>	<b>In FAVOR;</b>	<b>Abstention(s);</b>	<b>Opposition(s)</b>
<input checked="" type="checkbox"/> Duckworth	<input checked="" type="checkbox"/> Jamison	<input checked="" type="checkbox"/> Jamison	<input type="checkbox"/> T. Wade <u>Abstain</u>	<input type="checkbox"/> T. Wade <u>Abstain</u>
<input type="checkbox"/> Erkins <u>Absent</u>	<input type="checkbox"/> Redman <u>Abstain</u>	<input type="checkbox"/> Redman <u>Abstain</u>	<input checked="" type="checkbox"/> P. Williams	<input checked="" type="checkbox"/> P. Williams
<input checked="" type="checkbox"/> Ferguson	<input checked="" type="checkbox"/> K. Wade	<input checked="" type="checkbox"/> K. Wade	<input checked="" type="checkbox"/> S. N. Williams	<input checked="" type="checkbox"/> S. N. Williams

**Vote** 6:2:0

**Signature of Authorized Representative** Peggy A. Williams

**Recommending Group Title** ZONING CHAIR

**Daytime Phone Number** (614) 309-5548

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.

# 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 #: CV22-130

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) 1249 E 16th Ave, Columbus, OH 43211

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. Reza Reyazi - Assistant Administrator City of Columbus Land Redevelopment Division 845 Parsons Ave, Columbus, OH 43206</p>	<p>2. Emily Long Rayfield - Senior Development Manager Healthy Linden Homes III LLC PO Box 77499, Columbus, OH 43207</p>
<p>3.</p>	<p>4.</p>

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 14<sup>th</sup> day of November, in the year 2022

Lydia Prenger  
SIGNATURE OF NOTARY PUBLIC

01/31/2023  
My Commission Expires

Notary Seal Here



LYDIA PRENGER  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Franklin County  
My Comm. Exp. 1/31/2023

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