

COLUMBUS ZONING - R-3

THIS SITE PLAN IS FOR PRELIMINARY SITE STUDY PURPOSES
AND DOES NOT CONSTITUTE A FINAL DESIGN OR CONSTRUCTION
OR VARIANCE PERMIT. ALL SITE INFORMATION INCLUDING
CALCULATIONS, SETBACKS, EASEMENTS, AND UTILITIES, SHALL BE
GENERAL ENGINEERING AND PLANNING TO BE REVIEWED BY THE
CITY ENGINEER AND A PROFESSIONAL CIVIL ENGINEER OR GENERAL CONTRACTOR AS REQUIRED.

REAR YARD CALCULATIONS:
MINIMUM REAR YARD REQUIRED: 22%
TOTAL REAR YARD SQUARE FOOTAGE: 1448.23 SF

FOR CONCRETE CALCULATIONS:
TOTAL LOT SQUARE FOOTAGE: 4198.10 SF
TOTAL COVERED SQUARE FOOTAGE: 1448.23 SF
TOTAL COVERED PERCENTAGE: 34.5%

THESE TO BE PROVIDED ON SITE THAT MEETS THE SIZE
OF THE LOT TO BE DETERMINED AT THE TIME THE
LANDSCAPING IS INSTALLED.

CV22-149 Final Received 3/10/2023 Page 1 of 2

43-16-2222

DATE: 03/10/2023

PREPARED FOR:

1550 E 26TH AVE
COLUMBUS, OHIO 43211
NEW 2-STORY DUPLEX

Healthy Homes

A HEALTHY NEIGHBORHOODS - HEALTHY HOMES INITIATIVE

#	REVISION/CHANGE DESCRIPTION

STATE OF OHIO
REGISTERED ARCHITECT

SCOTT D. BAKER
1484

SCALE: 1" = 10'-0"

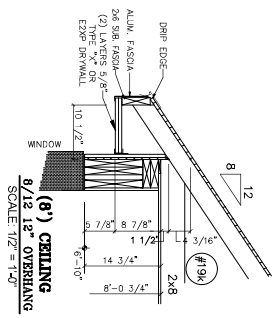
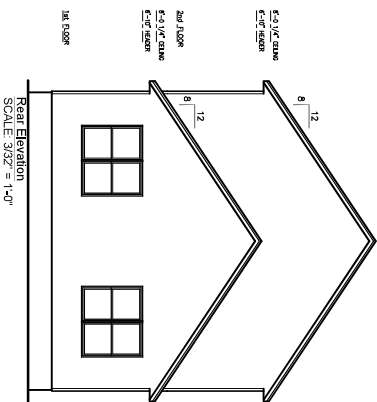
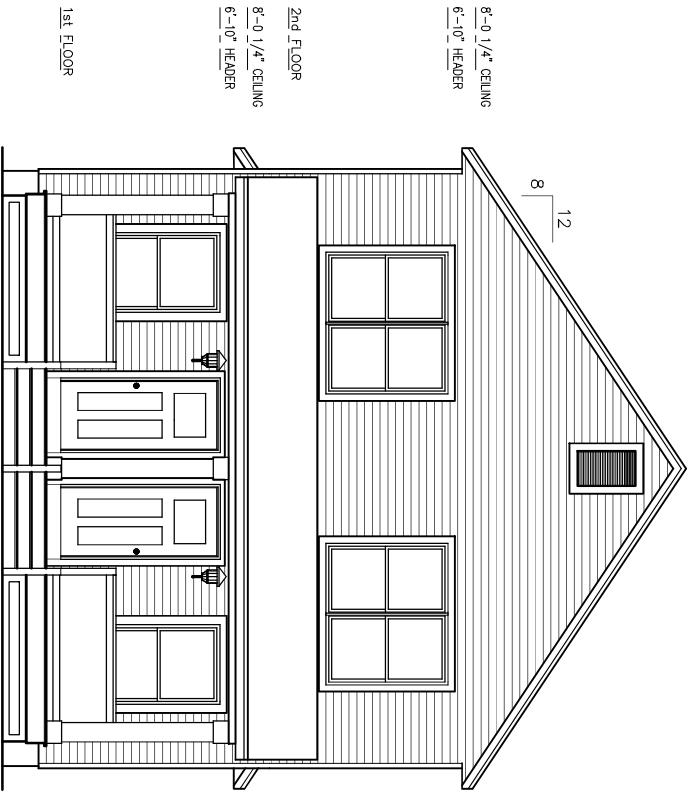
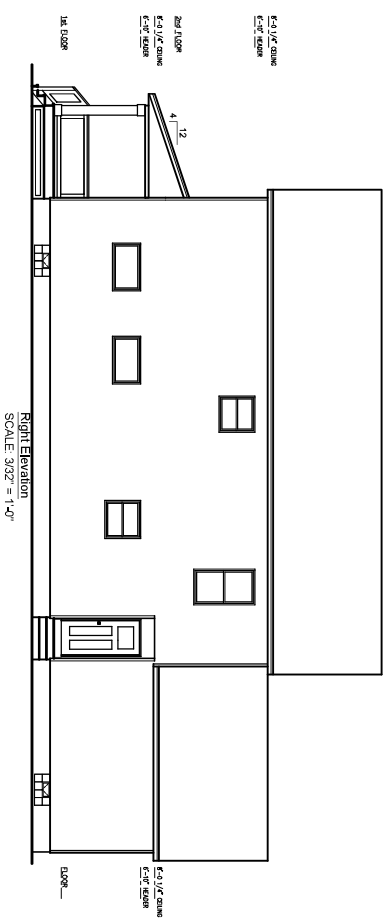
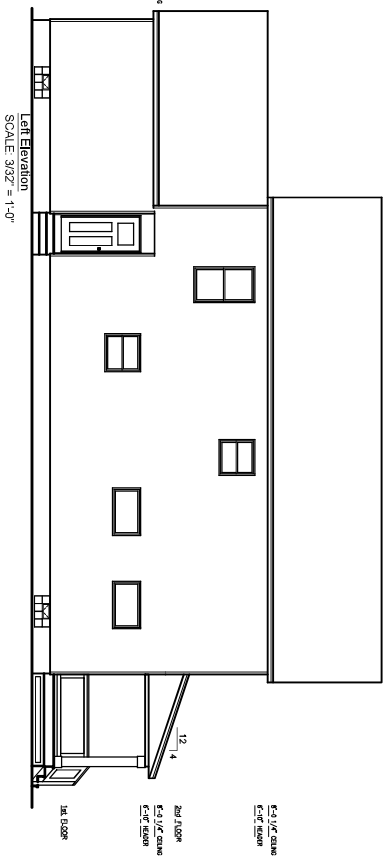
SHEET DESCRIPTION:
SITE STUDY

PROJECT:
A0-0

DATE: 11/29/2022

ARCHITECTURAL SITE STUDY
800 N. HIGHWAY 27, SUITE 200
COLUMBUS, OHIO 43261

SB/A
ARCHITECTURAL DESIGN
STUDIOS
614.827.7261 WWW.SBA-ARCHITECT.COM



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

CV22-149; Final Received 3-10-2023; Page 2 of 2

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 AND GARAGE

Healthy Homes

Statement in Support of Variance(s)

The site is located on 26th Avenue, just East of Cleveland Avenue and West of Billiter 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) family unit dwelling (duplex) and is proposing 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.

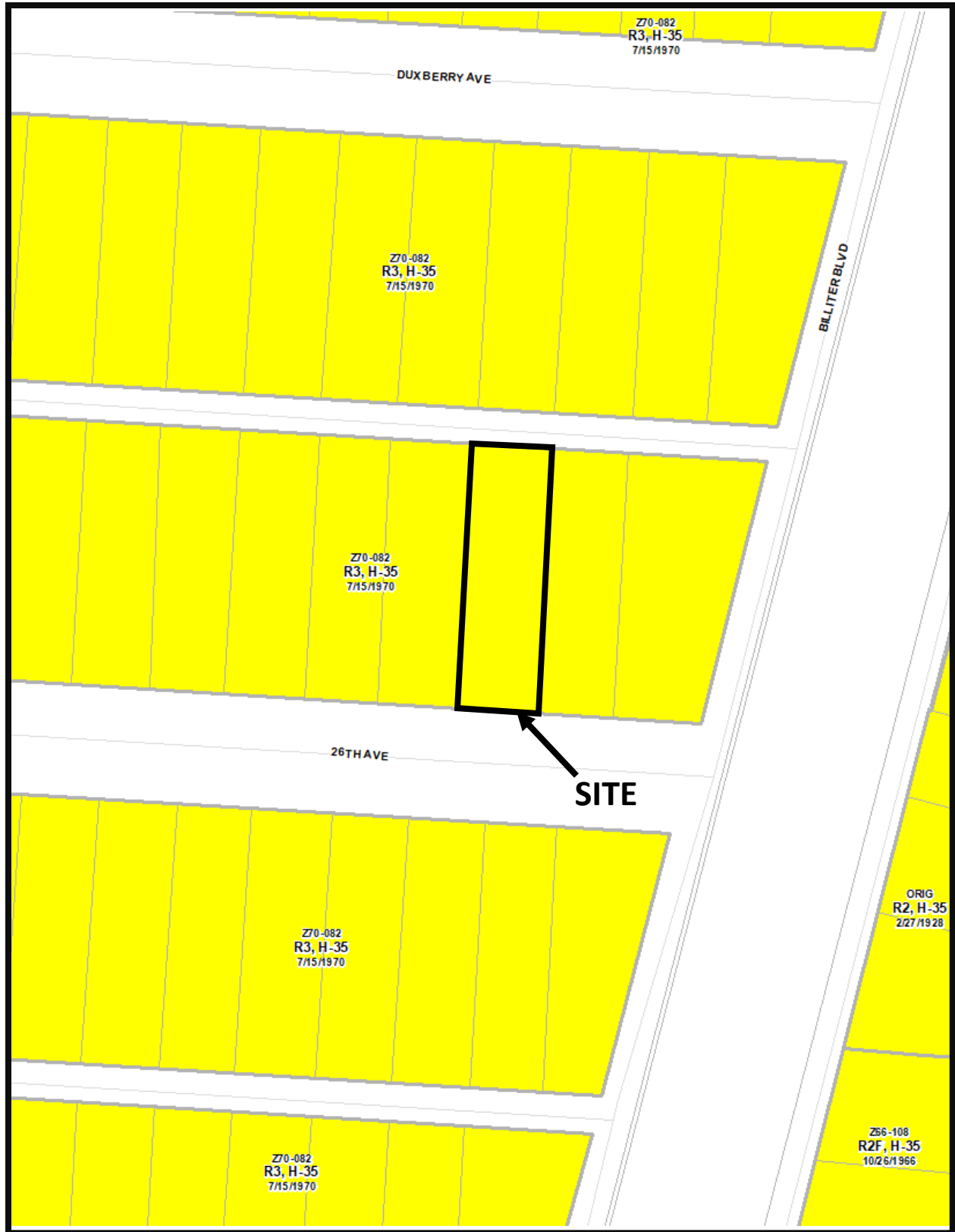
Applicant requests the following variances:

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 3,675 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.

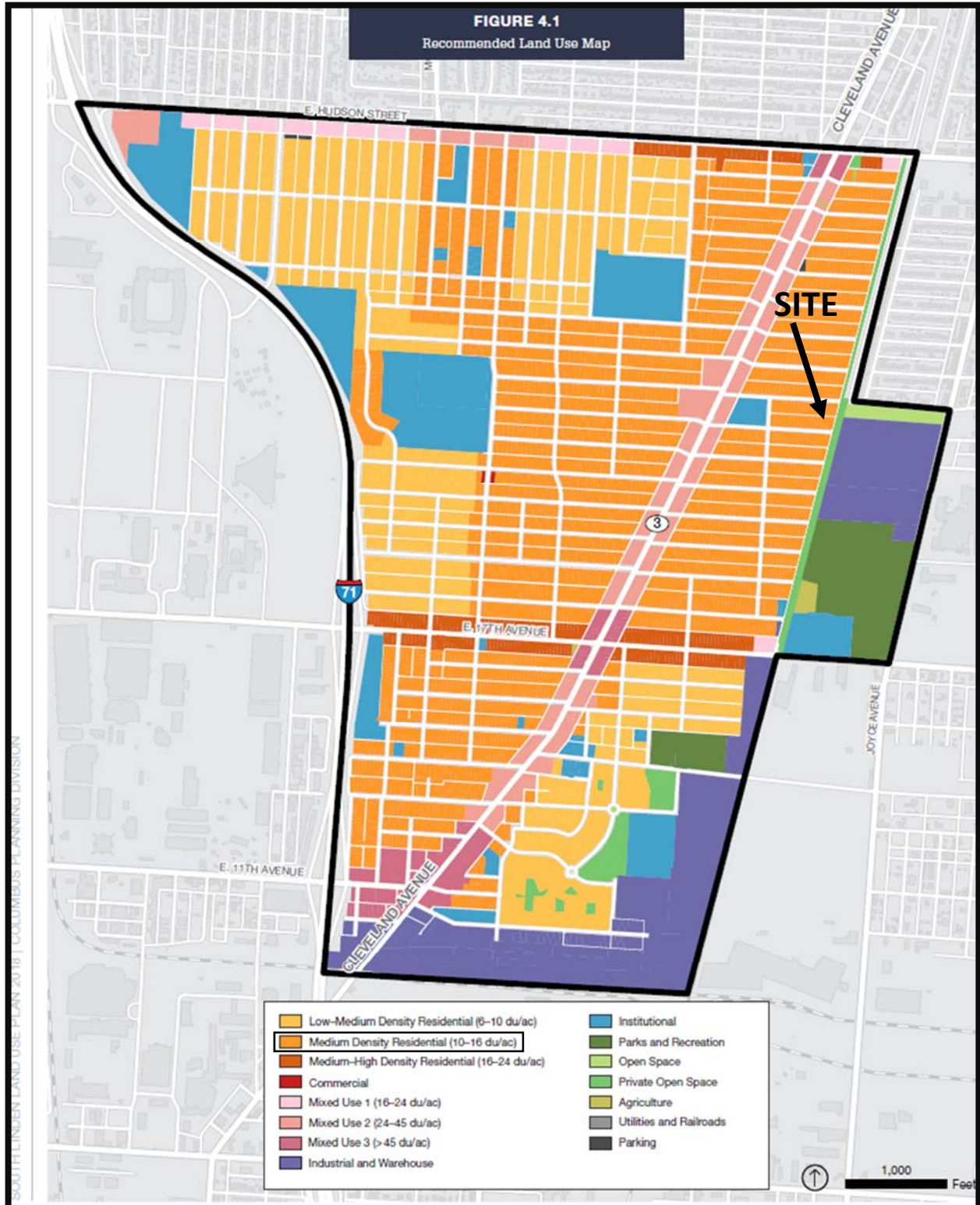
Signature of Applicant



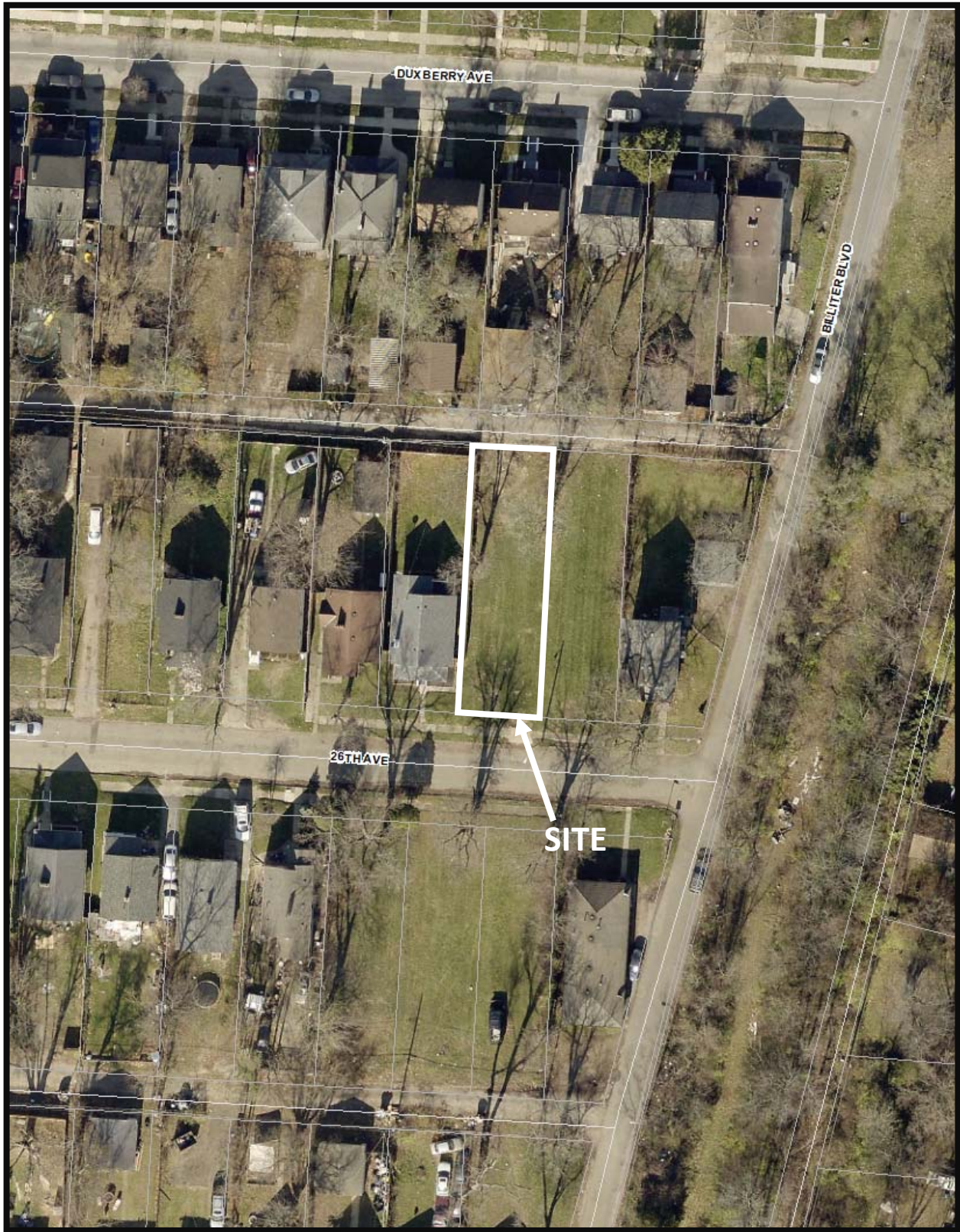
Date 12/14/22



CV22-149
1550 26th Ave.
0.10 Acres



CV22-149
1550 26th Ave.
0.10 Acres



CV22-149
1550 26th Ave.
0.10 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 CV22-149

Address 1550 26th 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 Approval

(Check only one) Disapproval

RECEIVED
FEB 22 2023
BUILDING & ZONING SERVICES

LIST BASIS FOR RECOMMENDATION:

1. 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.
2. 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.
3. 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:

Voice Vote Approval: Motion Passed with 6 In FAVOR; 2 Abstention(s); 0 Opposition(s)

<input checked="" type="checkbox"/> Duckworth	<input checked="" type="checkbox"/> Jamison	<input type="checkbox"/> T. Wade <u>Abstain</u>
<input type="checkbox"/> Erkins <u>Absent</u>	<input type="checkbox"/> Redman <u>Abstain</u>	<input checked="" type="checkbox"/> P. Williams
<input checked="" type="checkbox"/> Ferguson	<input checked="" type="checkbox"/> K. Wade	<input checked="" type="checkbox"/> S. N. Williams

Vote 6 : 2 : 0

Signature of Authorized Representative Peggy L. 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 #: CV22-149

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) PO Box 77499, Columbus, OH 43207

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. Emily Long Rayfield, Senior Development Manager Healthy Linden Homes III LLC P.O. Box 77499, Columbus, OH 43207	2. Hope K. Paxson, Vice President COCIC - Franklin County Land Bank 845 Parsons Ave, Columbus, OH 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 14th day of December, in the year 2022

Mary Victoria Turner
SIGNATURE OF NOTARY PUBLIC

8-17-27 Notary Seal Here
My Commission Expires



Mary Victoria Turner
Notary Public, State of Ohio
Commission #: 2022-RE-852800
My Commission Expires 08-17-2027

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