

COLUMBUS ZONING: R-3

THIS SITE STUDY IS FOR PRELIMINARY PURPOSES ONLY. THIS SITE STUDY SHALL NOT BE USED FOR ANY PERMIT OR VARIANCE APPLICATIONS. THE CITY ENGINEER'S OFFICE SHALL BE LIMITED TO CHECKING SETBACKS, EASEMENTS, LOT COVERAGE, AND CONFORMANCE WITH THE CITY ZONING ORDINANCES. STRUCTURE SHALL BE CONFORMED BY A LICENSED SURVEYOR. CONSULT SURVEYOR FOR SETBACK CONFORMANCE.



REAR YARD CALCULATIONS:

REAR YARD SETBACK: 14.00' OF SETBACK
 TOTAL REAR YARD SQUARE FOOTAGE: 1,501.06 SF
 PERCENTAGE OF REAR YARD: 35.00%

LOT COVERAGE CALCULATIONS:

TOTAL LOT SQUARE FOOTAGE: 4,244.82 SF
 TOTAL LOT COVERAGE: 1.50%
 PERCENTAGE OF LOT COVERAGE: 0.35%

REAR YARD CALCULATIONS:

REAR YARD SETBACK: 14.00' OF SETBACK
 TOTAL REAR YARD SQUARE FOOTAGE: 1,501.06 SF
 PERCENTAGE OF REAR YARD: 35.00%

NEW 47' TREE LAWN
 NEW 4TH CONCRETE SIDEWALK
 CONCRETE SLOPED 1% IN
 ALL DIRECTIONS
 VERIFIED ALL CITY STANDARDS
 SIDEWALK CONFORMANCE

6/17/2024

E. J. [Signature]

#	DATE	REVISION/CHANGE DESCRIPTION

2585-2587 OSCEOLA AVE
 COLUMBUS, OHIO 43211
 NEW DUPLEX
 PREPARED FOR:
Healthy Homes
 A HEALTHY NEIGHBORHOODS, HEALTHY FAMILIES INITIATIVE

SBA STUDIOS
 ARCHITECTURAL DESIGN
 2125/2751 WWW.SBA-STUDIOS.COM

SCALE: 1" = 10'-0"
 SHEET DESCRIPTION:
 SITE STUDY
A0-0
 DATE: 06/20/2024
 SHEET NUMBER: PROJECT # 2024-048

Healthy Homes

Statement in Support of Variance(s)

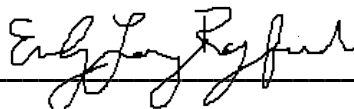
The site is located on Osceola Ave, just North of Hudson Street on the corner of Osceola Ave and Akola Ave. The parcel is zoned R-3, as is much of the North Linden Area Commission area. The applicant proposes to build a two (2) unit dwelling (duplex) and four surface parking spaces at the rear of the 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. Additionally, the applicant proposes a reduced parking and building setback from the property line as well as a vision triangle encroachment for the parking pad. This will allow more backyard space and will not block view as it the parking is a surface lot.

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 4,940 sq ft., which is less than the 5,000 sq. ft. requirement.
4. **Section 3332.22:** Building set back requirements reduced to 5 feet along Akola Ave.
5. **Section 3312.27:** Parking Setback reduction reduced from 10 feet to 4 feet.

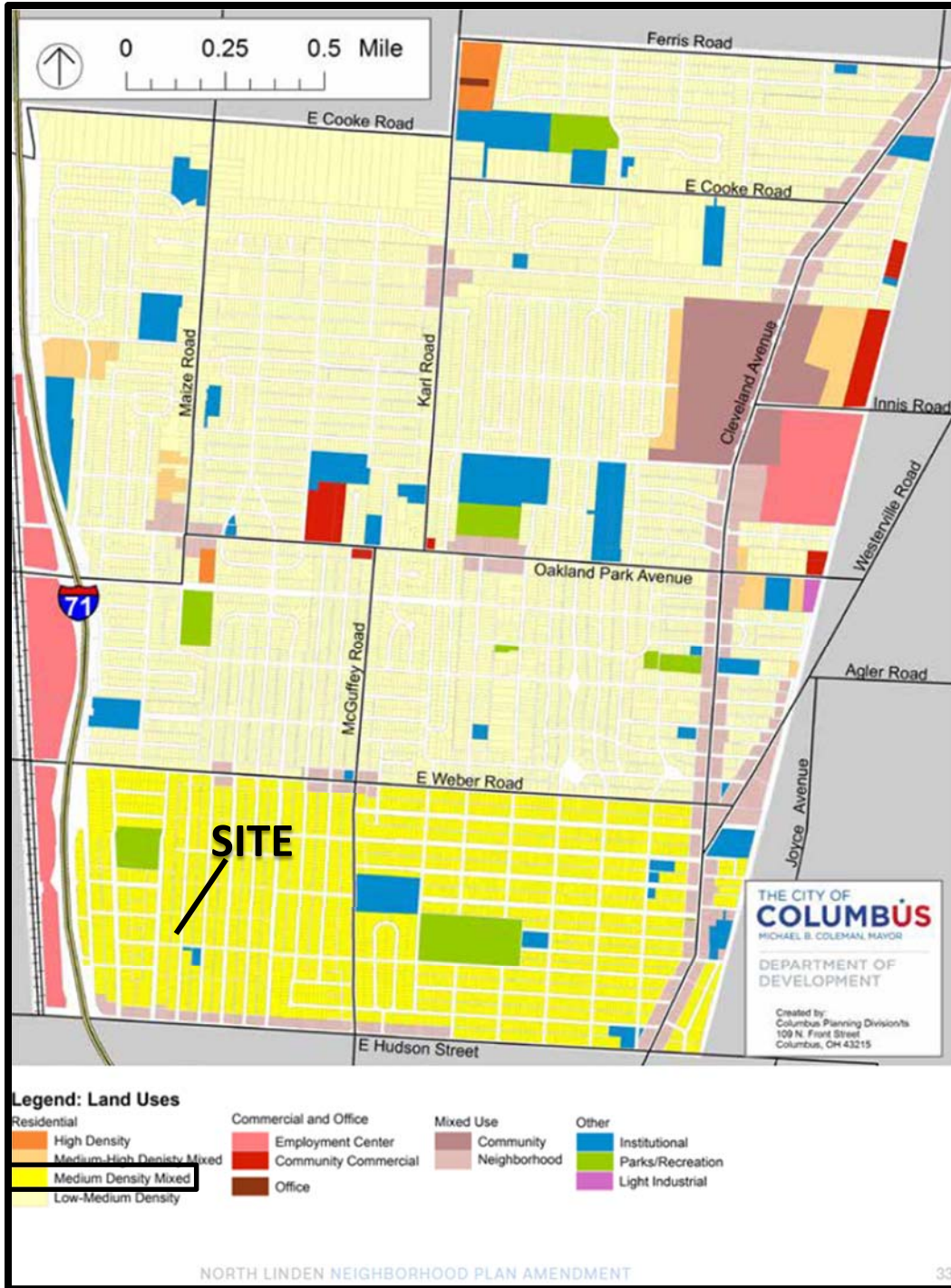
Signature of Applicant _____



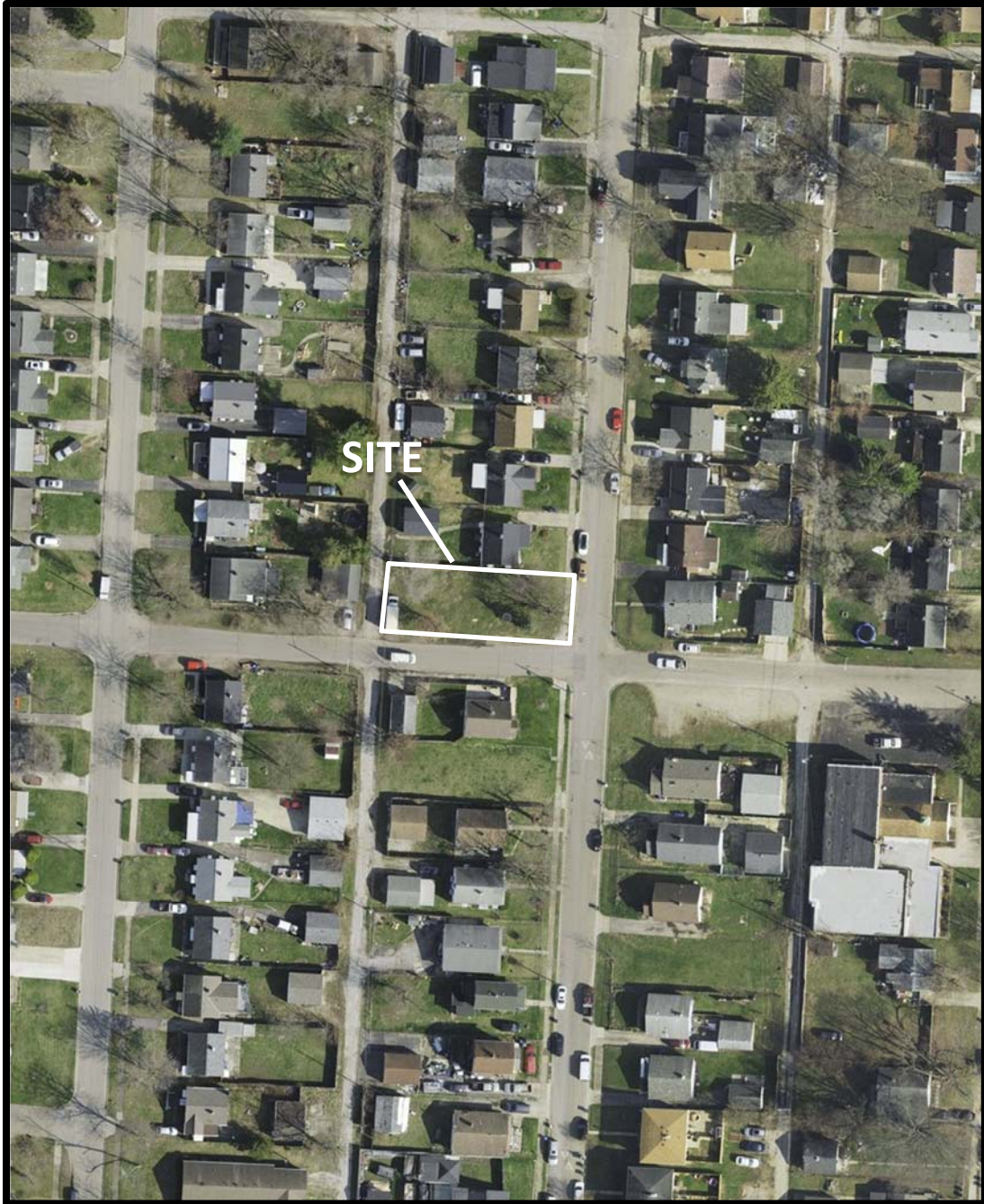
Date 6/25/2024



CV24-048
2585 Osceola Ave.
Approximately 0.11 acres



CV24-048
2585 Osceola Ave.
Approximately 0.11 acres



CV24-048
2585 Osceola Ave.
Approximately 0.11 acres

Standardized Recommendation Form

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 CV24-048

Address 2585 OSCEOLA AVE.

Group Name NORTH LINDEN AREA COMMISSOIN

Meeting Date June 20th, 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:

- 3332.05: Existing condition.
- 3332.13: Existing condition.
- 3332.22: The paved edge of Akola Avenue is approximately 11 feet beyond the property line, so a reduction in setback from 10 feet to 4 feet from the property line does not crowd the existing road.
- 3321.05(B)(1): The paved edge of Akola Avenue is approximately 11 feet beyond the property line, so a reduction in setback from 10 feet to 4 feet from the property line does not meaningfully reduce the vision triangle at the intersection of Akola Avenue and the alley.
- 3312.27: Necessary to prevent reduction in rear yard size.
- 3332.035: Construction of a duplex will increase the availability of affordable housing in North Linden, in accordance with the One Linden Plan’s goal expanding housing options in Linden. There are already two duplexes on Osceola Avenue in the block immediately south of Akola Avenue (between Akola Avenue and the alley), and five duplexes in the following block (between Akola Avenue and Hudson Street).

Several neighbors voiced opposition to this project, along the following grounds:

- Construction of a duplex would decrease property values, based on a study conducted by one of the residents which was not provided to the Area Commission. (Several Area Commissioners noted that “lower property values” means that properties are more affordable.)
- Concern that the property is not currently adequately maintained by the Land Bank, and that Healthy Homes will not be able to maintain the property at the expected subsidized rent rate of \$865 per month per unit. (Healthy Homes assured the Area Commission that, at the scale in which they operate in Franklin County, HH has the financial resources to make sure that the homes are kept up, and they do work with their tenants to ensure the properties are maintained.)
- High usage of street parking on Osceola Avenue causes congestion and makes it difficult to back out of driveways (NLAC notes no parking variance was requested.)

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 #: CV24-048

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) 2585-2587 Osceola Ave

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.