

**SITE INFORMATION**

**PROPOSED OPERATIONS**

LOT 1: 1491 TERMINAL & 1497 ELWOOD AVENUE  
 LOT 2: 1498, 1499 & 1500 ELWOOD AVENUE  
 LOT 3: 1501, 1502 & 1503 ELWOOD AVENUE  
 LOT 4: 1504, 1505 & 1506 ELWOOD AVENUE

**PARCEL NUMBERS**

015-05828 (LOT 1)  
 015-05829 (LOT 2)  
 015-05830 (LOT 3)  
 015-05831 (LOT 4)

**AGE/CLASS**

ELM LON 512W AC 6,607.00 SF

**EXISTING ZONING**

COMM-1

**PROPOSED ZONING**

COMM-1

**PARKING TABLE**

|       |             |
|-------|-------------|
| LOT 1 | 4 REQUIRED  |
| LOT 2 | 8 REQUIRED  |
| LOT 3 | 8 REQUIRED  |
| LOT 4 | 4 REQUIRED  |
| TOTAL | 24 REQUIRED |

**SITE STATISTICS TABLE**

CV15-011  
 Final Received 5/6/15  
 Draft 3

*Draft Hdr. others  
 May 6, 2015*

**ADVANCED CIVIL DESIGN**  
 SHIRAZER  
 4400 WOODBINE AVE  
 COLUMBUS, OHIO 43232  
 TEL: 614.291.1100  
 FAX: 614.291.1101  
 WWW.ADVANCEDCIVILD.COM

**PROJECT INFORMATION**

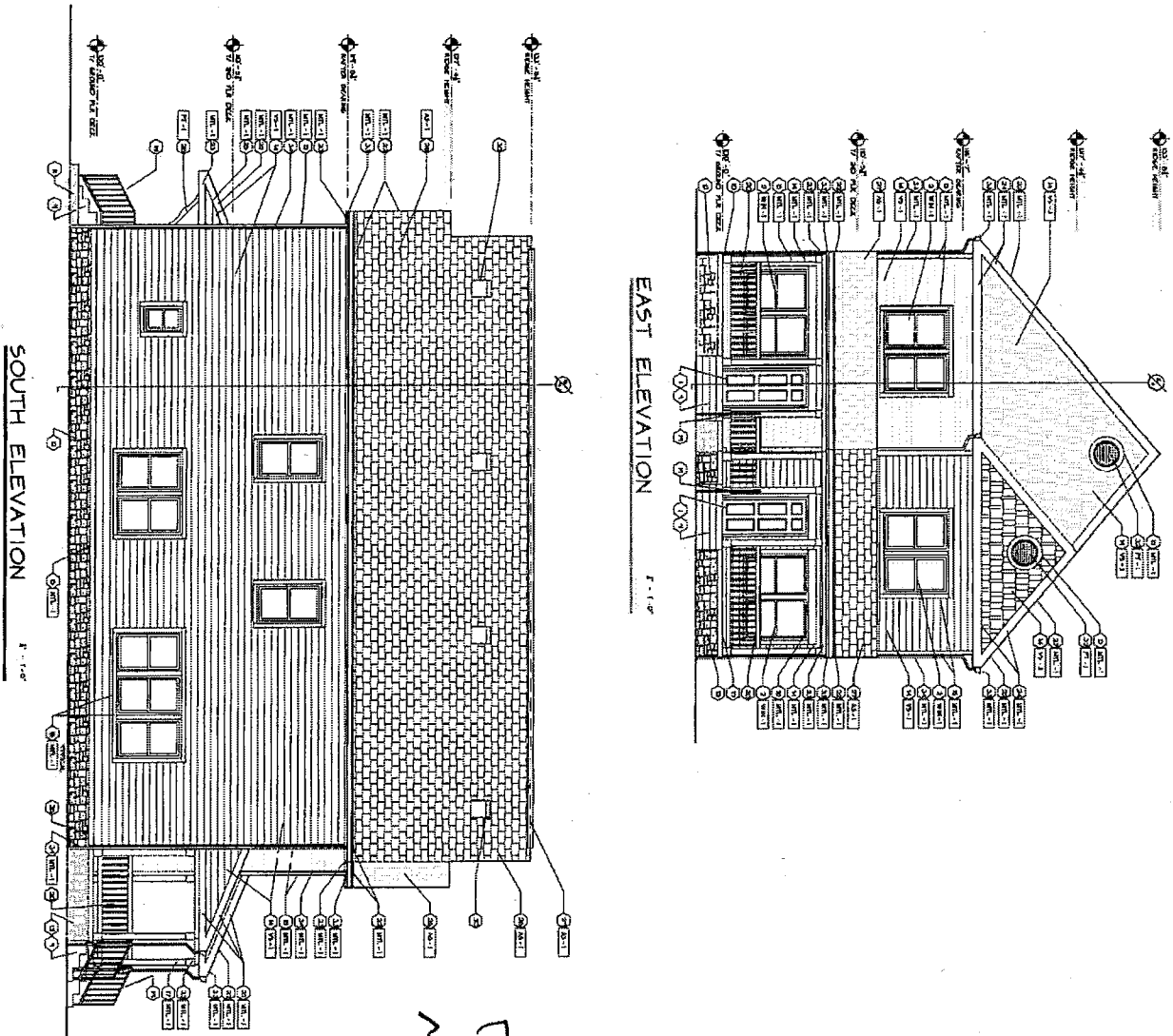
PROJECT NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_

**CITY OF COLUMBUS OHIO**  
 FINAL SITE COMPLIANCE PLAN  
 FOR  
**ELMWOOD APARTMENTS**  
 1497 ELWOOD AVENUE

**ADVANCED CIVIL DESIGN**  
 CIVIL ENGINEERS

DATE: 12/22/2014 SHEET 1 / 2



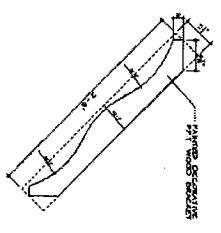
ELEVATION CODED NOTES

- 1) MATERIALS SHOWN WITH THIS SYMBOL HAVE BEEN OBTAINED FROM THE MANUFACTURER'S PRODUCT LINE.
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EXTERIOR FINISH KEY

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David Hidy - attorney  
May 6, 2015



BRACKET DETAIL

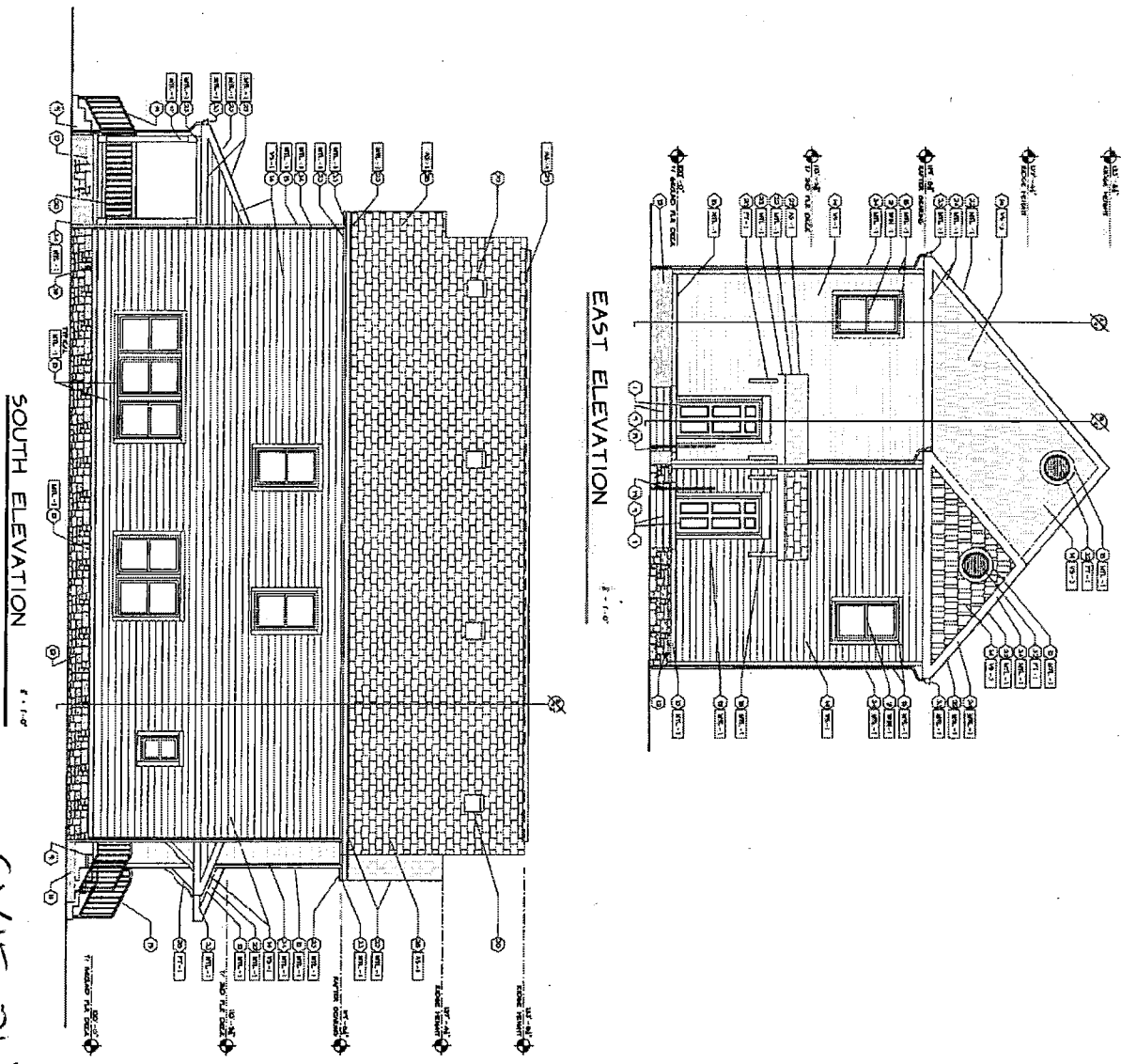
CV15-011  
Final Received 5/6/15  
ELEVATIONS

2 OF 3

**DONALD SCHOFIELD + ASSOCIATES, INC.**  
ARCHITECTS  
1277 WORTHINGTON WOODS BLVD. WORTHINGTON, OHIO 43085  
TEL (614) 840-0986 FAX (614) 840-0989

**ELMWOOD**  
THREE BEDROOM  
ELMWOOD AVENUE  
COLUMBUS, OH 43212





ELEVATION CODED NOTES

- 1) BRICK CHIMNEY: BRICK WITH MORTAR PAINT
- 2) VINYL SIDING: HAZEL WOOD
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*David Hardy - Thomas  
May 6, 2015*

*CV15-011  
Final Revised 5/6/15  
3 of 3*

ELEVATIONS

**DONALD SCHOFIELD + ASSOCIATES, INC.**  
ARCHITECTS  
1277 WORTHINGTON WOODS BLVD, WORTHINGTON, OHIO 43085  
TEL (614) 840-0985 FAX (614) 840-0989

**ELMWOOD**  
THREE BEDROOM  
ELMWOOD AVENUE  
COLUMBUS, OH 43212

Statement of Hardship

The applicant is requesting a series of variances to the development standards to allow two buildings on two lots and an additional building on each lot where the existing single family home is being maintained. The variances are to residential use, exception for single-unit or two-unit dwelling, maneuvering, parking spaces, lot width, fronting, maximum and minimum side yards, rear yard, building line, number of parking spaces, landscaping and side and rear yard obstructions. The granting of these variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Signature of Applicant: By: Jason S. Dodgion

Date: 3/3/15

List of Variances

3332.039 R-4, Residential District use: Applicant proposes to construct two two-unit dwellings each with a rear single unit dwelling above a detached garage on two lots; and construct a one unit carriage house behind each of the existing single family dwellings.

3332.05 Area district lot width requirement: Applicant proposes to maintain 41 foot wide lots.

3332.15, R-4 area district requirements: Applicant proposes a two-unit dwelling and a carriage house on a 6027± square foot for Lots 2 and 3 where 2,500 square feet per dwelling is required.

3332.19, Fronting on a public street: Applicant proposes no public street frontage for the carriage house dwellings.

3332.21, Building Lines: Applicant proposes a building line of 24± feet for the dwellings on Lots 2 and 3.

3332.25 Maximum side yard required: Applicant proposes a maximum side yard of 8 feet for the carriage house dwelling and 6.1 feet on the front dwelling on Lot 1 and of 8 feet for the carriage house dwelling on Lot 4 where 8.2 feet is required.

3332.26 Minimum side yard permitted: Applicant proposes a minimum side yards of 1.39 feet along the south property line and 4.71 feet along the north property line of the existing dwelling, and 3 feet along the north property line of the proposed carriage house dwelling on Lot 1; 4.67 feet along the south property line of Lot 2 and along the north property line of Lot 3 for the proposed two-unit dwellings, and 3.83 feet along the south property line of the existing dwelling, and 3 feet along the north property line of the proposed carriage house dwelling on Lot 4 where 5 feet is required.

3332.27 Rear yard: Applicant proposes no rear yards for the carriage house units and a rear yard of 16.5±% for Lots 2 and 3 for the two-unit dwellings.

3332.28 Side or rear yard obstruction: Applicant proposes pavement for parking and maneuvering and a dumpster enclosure in the side and rear yards Lots 2 and 3.

3312.21 Landscaping and screening. Applicant proposes no landscaping for the parking for the carriage houses on lots 1 and 4.

3312.25, Maneuvering: Applicant proposes to permit maneuvering over property lines and parking spaces.

3312.29, Parking space: Applicant proposes to permit stacked parking spaces on Lots 1 and 4.

3312.49 Minimum number of parking spaces required. Applicant proposes four parking spaces for Lots 2 and 3.

3321.01, Dumpster area: Applicant proposes dumpster and bulk storage enclosure to be in the required side and rear yards on Lots 2 and 3.

dodgion-variance.lst  
5/6/15

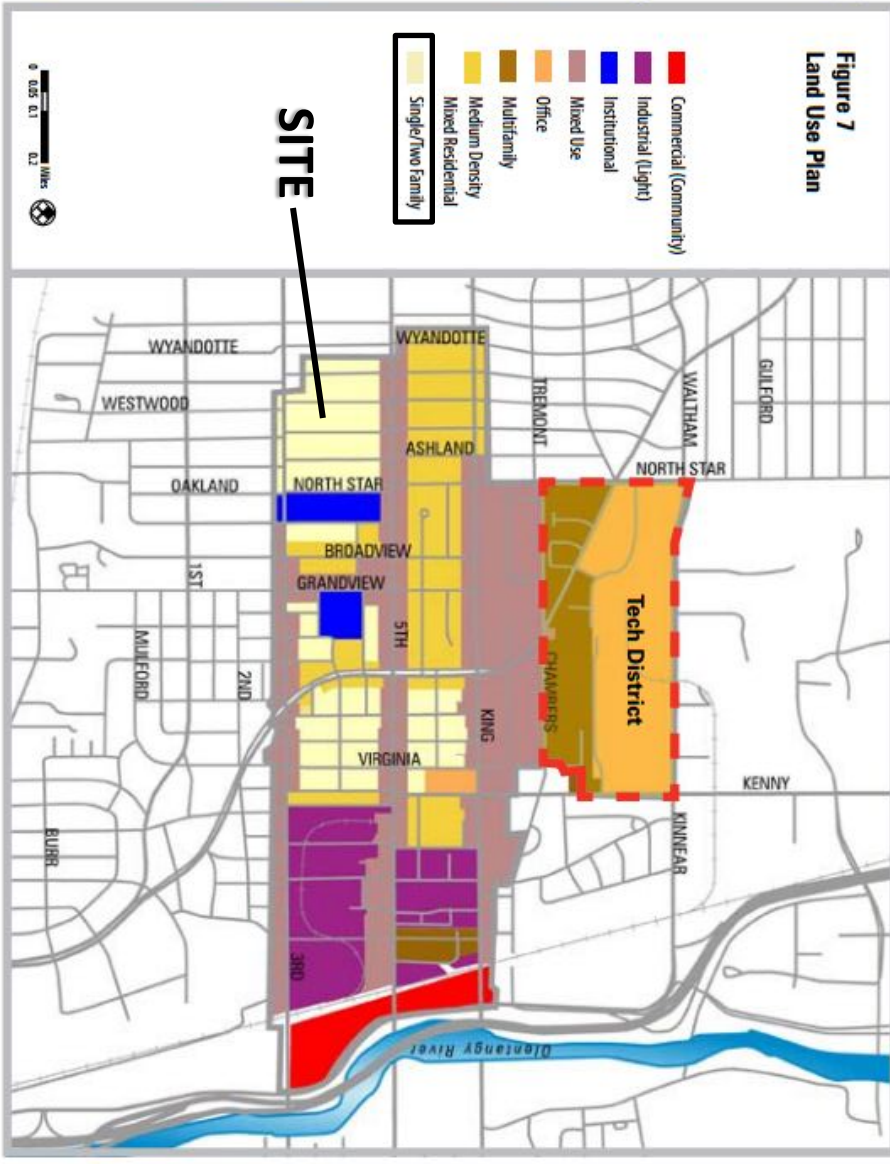


CV15-011  
1499 Elmwood Avenue  
Approximately 0.55 acres

**Policy:**  
 Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

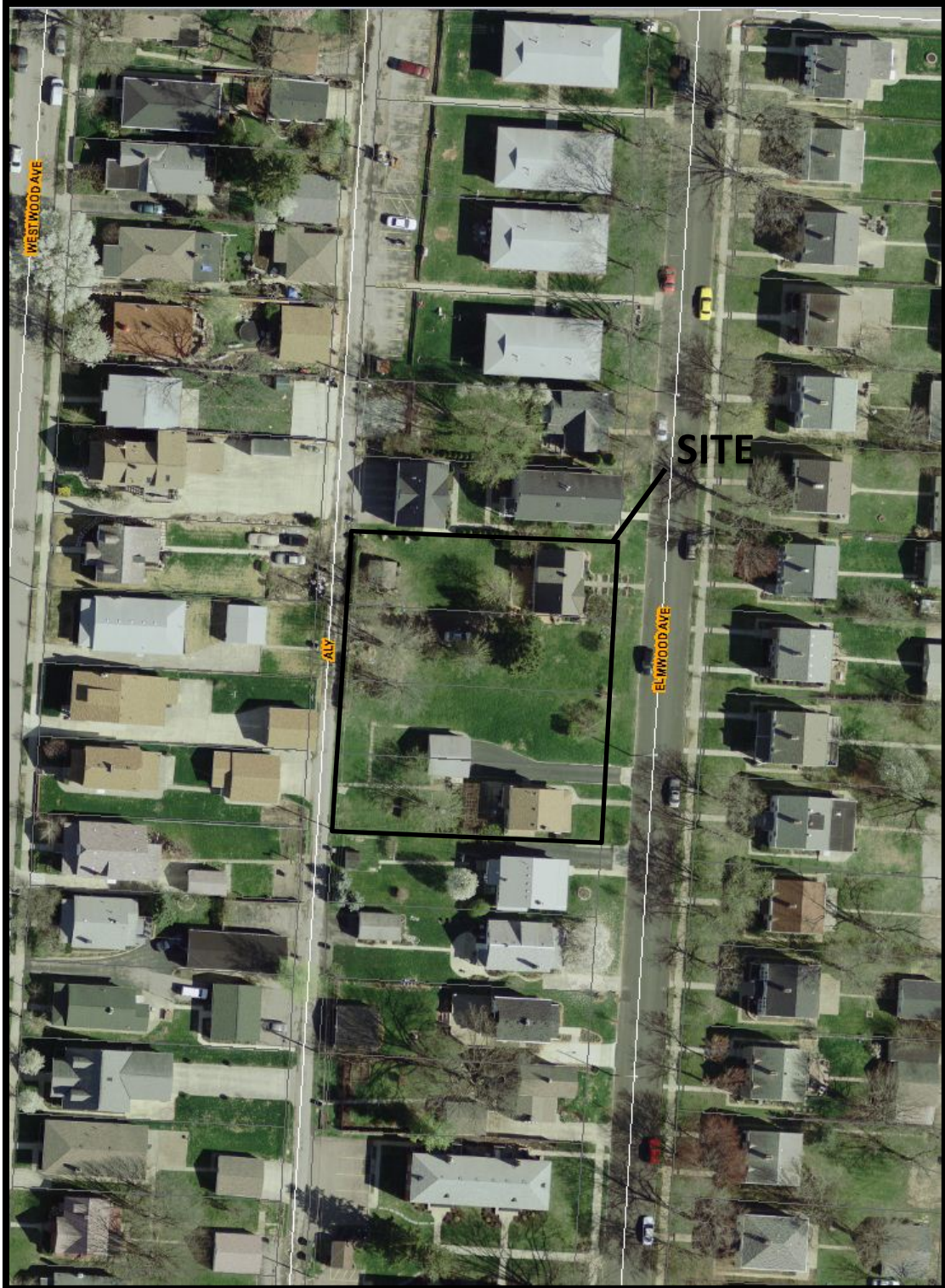
**Guidelines/Strategies**

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).



CV15-011  
 1499 Elmwood Avenue  
 Approximately 0.55 acres





CV15-011  
1499 Elmwood Avenue  
Approximately 0.55 acres

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
& ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number CV15-011  
Address 1499 Elmwood Ave.  
Group Name 5th by Northwest  
Meeting Date 5/5/15

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)  
 Approval  
 Disapproval

NOTES: Reconfiguration of approved site plan for  
multi-family and carriage house development.

Vote 5 favor 2 absent  
Signature of Authorized Representative Bruce Shatter  
Recommending Group Title Zoning Chair 5th & NW Area Commission  
Daytime Phone Number 614-477-3801

Please FAX this form to ZONING at (614) 645-2463 within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer



# Council Variance Application

City of Columbus  
AND VOUCHER SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

## PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV15-011

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

|   |    |
|---|----|
| 1. Jason S. Dodgion<br>3880 Smiley Road<br>Hilliard, OH 43026<br>614-771-2230 | 2. |
| 3.  | 4. |

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT David Hodge

Sworn to before me and signed in my presence this 03<sup>rd</sup> day of March, in the year 2015

Natalie C. Timmons  
SIGNATURE OF NOTARY PUBLIC

9/4/15  
My Commission Expires



Notary Seal Here  
**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
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**Please make checks payable to the Columbus City Treasurer**