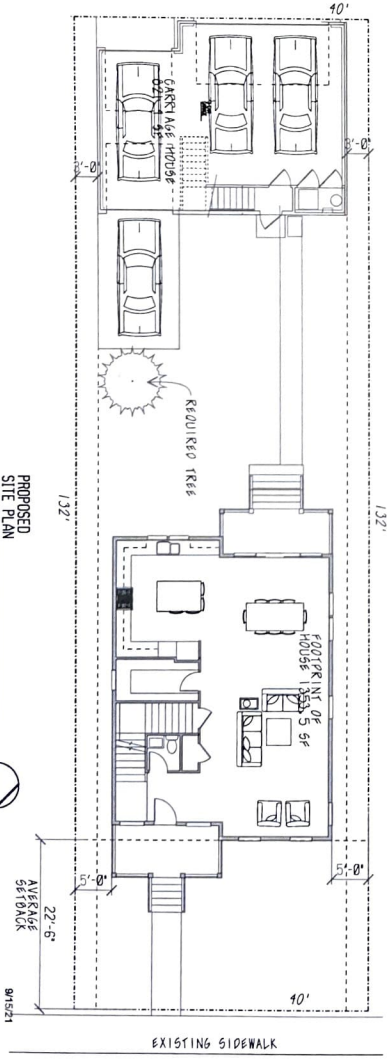


4/20/22

JULIE BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-535-0544

ALLEY 20'



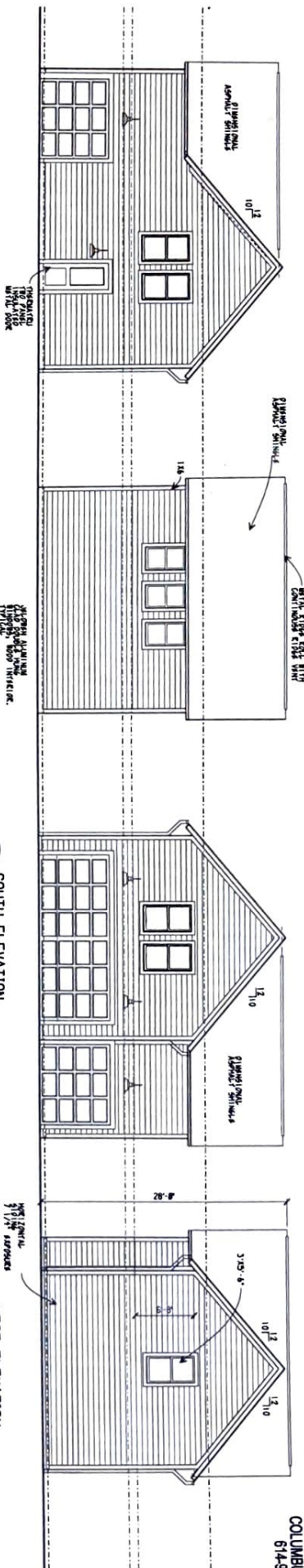
PROPOSED
SITE PLAN

SCALE 1/8" = 1'-0"



183 NORTH TWENTY SECOND
COLUMBUS OHIO 43212

TWENTY-SECOND STREET 50'



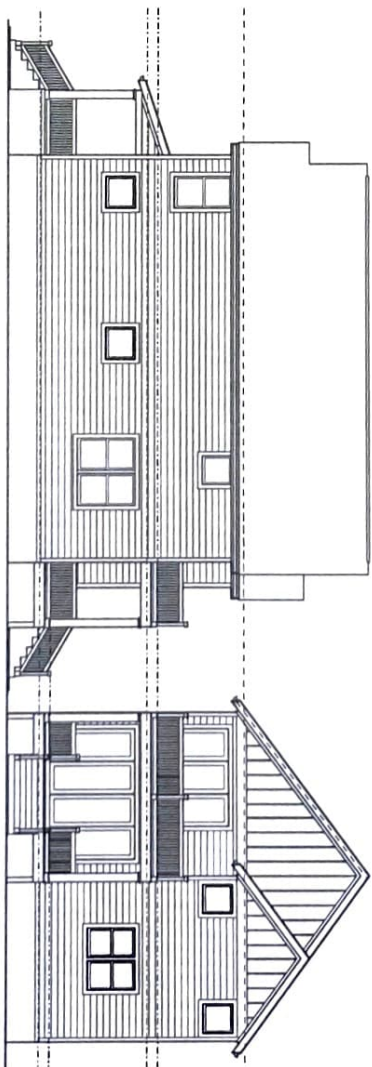
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

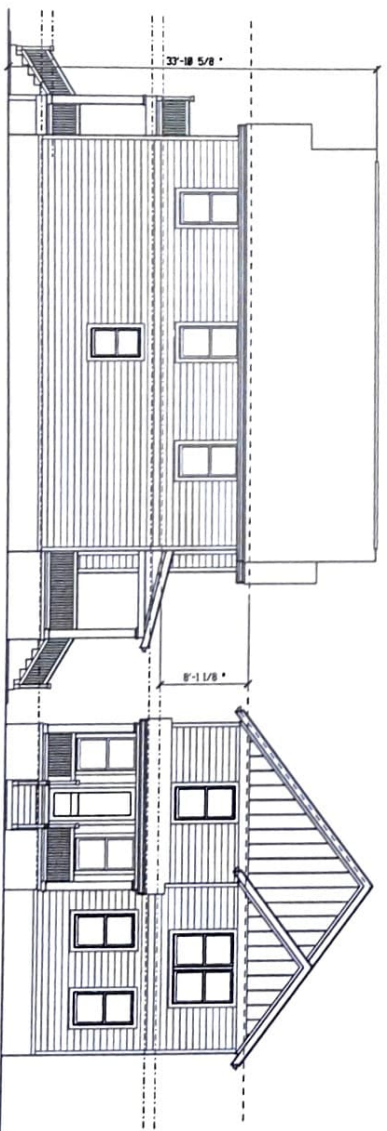
WEST ELEVATION
SCALE: 1/8" = 1'-0"

4/20/22



WEST ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Council Variance Application

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

STATEMENT OF HARDSHIP

CV21-131

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See attached.

Signature of Applicant



Date

12/8/21

STATEMENT OF HARDSHIP

The property is an empty which used to have a single family house occupying the lot. I am proposing to build a single family home with a 3 car garage and a slab for a single car at the back of the garage. This would allow 2 parking spaces for the main house and 2 for the carriage house so **NO parking variance** will be needed.

The request for variance 3332.05 R2-F is a mostly standard request for houses in the area with most lots being less then 50' wide. This also applies to variance 3332.25(B), for a side yard due to the size of most lots within the area many garages and houses within the neighborhood offer less then the required side yard space, including many of the surrounding properties. The use variance is required because 2-unit dwellings and a carriage house are not permitted on a single lot in the R2F district. A fronting variance is required for the carriage house on the alley.

I believe that the addition of both the house and the carriage house will be a great addition to the neighborhood. I am believe all of the requested variances are reasonable and in line with the area, and will not have any negative impact on the neighborhood.

VARIANCE LIST

163 NORTH 22ND Columbus Ohio

010-014760

R2-F

NEAR EAST AREA COMMISSION

LOT AREA 5280

BUILDING COVERAGE 2174.9 SF OR 41.2%

REAR YARD 1697 SF

PROPOSED VARIANCES

3332.037 R2-F: TO ALLOW FOR TWO SINGLE FAMILY DWELLINGS ON A SINGLE LOT IN AN R2-F DISTRICT.

3332.05 R2-F AREA DISTRICT LOT WIDTH REQUIREMENTS: TO ALLOW FOR A 40' WIDE LOT IN LIEU OF THE REQUIRED 50'.

3332.14 LOT SIZE WHEREAS A SINGLE DWELLING SHALL BE SITUATED ON A LOT NO LESS THAN 6000 SF WHEREAS 5280 SF IS PROVIDED FOR TWO SINGLE FAMILY DWELLINGS. ONLY 4800 SF OF THE LOT AREA COUNTS TOWARDS DENSITY.

3332.19 FRONTING: TO ALLOW NEW SINGLE FAMILY TO NOT FRONT A PUBLIC STREET AND TO FRONT AN ALLEY.

3332.25(B) MAXIMUM SIDE YARD REQUIRED WHEREAS THE REQUIRED MAXIMUM SIDE YARD IS 8' AND THE MAXIMUM SIDE YARD PROVIDED IS 6' FOR THE ALLEY DWELLING.

3332.27 REAR YARD TO ALLOW A REAR YARD OF 0 SF LIEU OF THE REQUIRED 25% FOR THE ALLEY HOME.



CV21-131
163 North 22nd St.
Approximately 0.12 acres



CV21-131
163 North 22nd St.
Approximately 0.12 acres

Standardized Recommendation Form

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

CV21-131

Address

163 N 22ND St, Columbus, OH

Group Name

Near East Area Commission

Meeting Date

Specify Case Type

- ☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote

6/0/1

Signature of Authorized Representative

Recommending Group Title

Commission Chair

Daytime Phone Number

614 403 2225

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 #: CV21-131

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) Nitzan Levi
of (COMPLETE ADDRESS) 66 S douglass Unit 203

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:

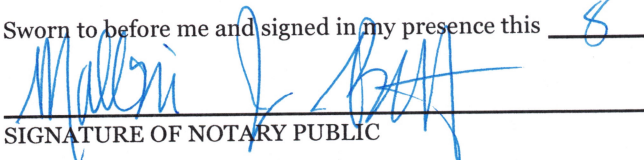
Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Nitza Levi 66 S douglass unit 203, Columbus, Ohio 43205	2. City of Columbus Land bank 845 Parsons ave, Columbus, Ohio 43206
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 8 day of December, in the year 2021


SIGNATURE OF NOTARY PUBLIC

Dec. 17, 2025
My Commission Expires



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