

Statement of Hardship

CV21-123, 1126 Bryden Road

I wish to use a residential 1/2 duplex as offices where clients would be visiting. It would be a per room rental (only 4 rooms total) for an attorney, etc. type of business. I will use 2 rooms for my financial advisor business. Offices and conference room will occupy 984 sq ft. The rest includes kitchen, 2 1/2 baths, and mud room. Total space is 2664 sq ft. I expect low traffic and low parking occupancy. I anticipate being in the office 2-3 days/week and my employee works mostly from home. My schedule is 9am-5pm, M-F. I have a small number of clients, and 2-3 clients visit per month.

Given the flexible work environment and meetings via Zoom, I would expect that the offices will not be fully occupied during the week.

I would like to request the following variances:

- 1) Section 3312.49, Minimum numbers of parking spaces required, requires 2 parking spaces per dwelling unit and 1 space per 450 square feet of office use, or a total of 5 spaces for a dwelling unit and 984 square feet of office space, while I propose to provide a total of 4 spaces.
- 2) Section 3332.035 - R-3 residential district, only permits one single-unit dwelling, while I wish to conform the existing two-unit dwelling.

Signature of Applicant



Date

11/16/2021



CV21-123
1126 Bryden Rd.
Approximately 0.15 acres



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Approximately 0.15 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

CV21-123

Address

1126 Bryden Rd, Columbus, OH 43215

Group Name

Near East Area Commission

Meeting Date

4/14/2022

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:

Approval with stipulation to remove northeast
cluster of ^{smaller} trees and a just fence at alley to
allow for four parking spaces identified to
be accessed. JDS

Vote

5/1/1

Signature of Authorized Representative

[Signature]

Recommending Group Title

Commission Chair

Daytime Phone Number

614 7032225

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.

HISTORIC DISTRICT COMMISSION RECOMMENDATION

HISTORIC RESOURCES COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 1126 Bryden Road
APPLICANT'S NAME: Herbert Chen (Owner)

Bryden Road Historic District

APPLICATION NO.: HR-22-01-008

COMMISSION HEARING DATE: 1-20-2022

The Historic Resources Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119.

☒ **Variance or Zoning Change Request**

- ☐ Rezoning
- ☒ Parking Variance
- ☒ Change of Use
- ☐ Lot Split

- ☐ Special permit
- ☐ Setbacks
- ☐ Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #HR-22-01-008, 1126 Bryden Road, Bryden Road Historic District, the Historic Resources Commission moved this application to Staff Approval at the January 6th HRC business meeting, and recommends approval of the proposed change of use and variances, as submitted:

Request for Change of Use and Variance Recommendation

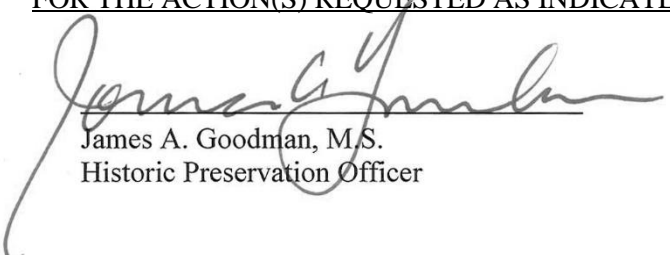
1) Section 3312.49, Minimum numbers of parking spaces required, requires 2 parking spaces per dwelling unit and 1 space per 450 square feet of office use, or a total of 5 spaces for a dwelling unit and 984 square feet of office space, while I propose to provide a total of 2 spaces.

2) Section 3332.035, R-3 residential district, only permits one single-unit dwelling, while I wish to conform the existing two-unit dwelling to the R-3 district.

RECOMMENDATION:

☒ RECOMMEND APPROVAL ☐ RECOMMEND DENIAL ☐ NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.


James A. Goodman, M.S.
Historic Preservation Officer



Council Variance Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-123

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) Herbert Chen
of (COMPLETE ADDRESS) 34 W. Poplar Ave, Unit 502, 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 (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. Chen Wealth Services (Herbert Chen, 614-917-9930) 34 W. Poplar Ave, Unit 502, Columbus, OH 43215 2 employees including me	2.
3.	4.

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

SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this 16th day of November, in the year 2021

[Signature]
SIGNATURE OF NOTARY PUBLIC

4-21-2024
My Commission Expires

Notary Seal Here



Amber K Tarantine
Notary Public, State of Ohio
My Commission Expires 04-21-2024

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