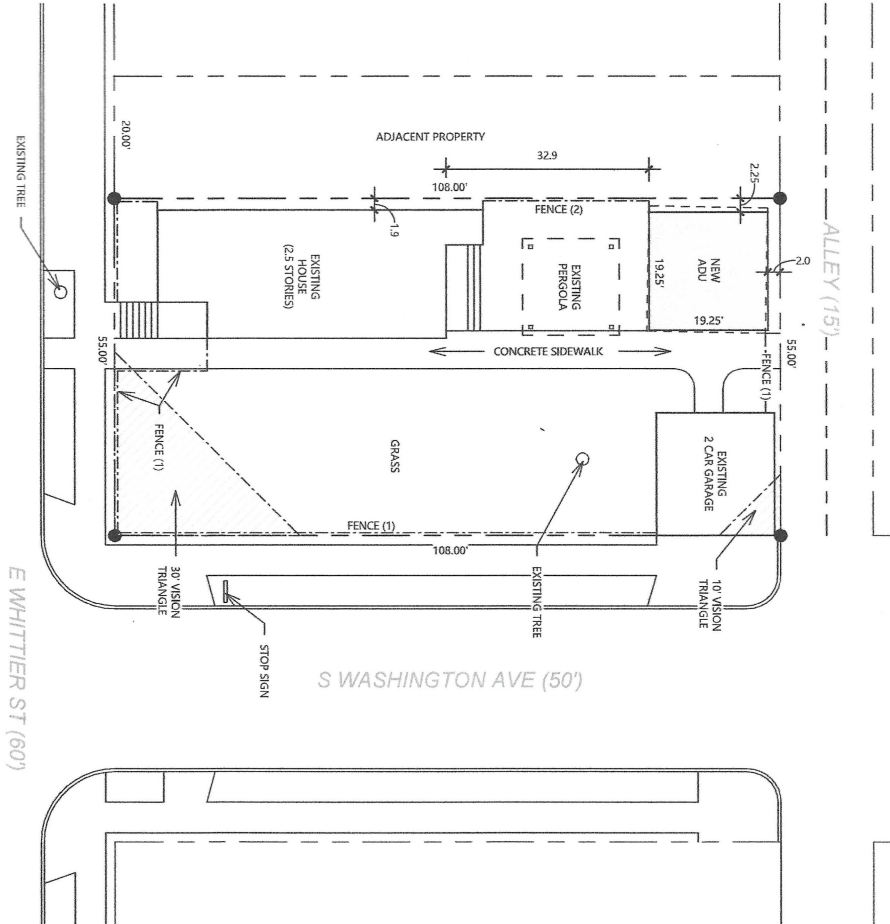


SITE PLAN - NEW CONSTRUCTION

1" = 20'-0"



ZONING INFORMATION:	
PARCEL NO.	010 - 002698
ZONING	R2F-H-35
EXISTING HOUSE	1,774 SQ. FT.
EXISTING GARAGE	382 SQ. FT.
PROPOSED ADU	370.5 SQ. FT.
ADU HEIGHT	11'-3 1/2" (MEAN BETWEEN GABLE AND EAVES)
ADU HEIGHT	13'-4" (HEIGHT AT RIDGE)
FIRM FLOOD PLAIN	ZONE X
FIRM MAP NUMBER AND DATE	30049-0328K 06/17/2008
FENCE TYPES	ORNAMENTAL ALUMINUM FENCE 4" TALL (50% OPAQ) /
FENCE (1)	CDKN TRIANG FENCE 6" TALL AND CLOSED (1% OPAQ)
FENCE (2)	

PROPOSED VARIANCES:

1. 3332.14 ALLOW 5,940 SF LOT FOR TWO DWELLING UNITS INSTEAD OF 5,000 SF REQUIRED FOR EACH DWELLING UNIT.
2. 3332.25 ALLOW MINIMUM BUILDING LINE SETBACK FOR THE ADU WEST FACE AT 2.25 FT. INSTEAD OF THE 5 FT. SPECIFIED.
3. 3332.27 ALLOW MINIMUM REAR YARD FOR ADU AT 0.5' INSTEAD OF 1.485 SF (AKA 0% OF PROPERTY). THE EXISTING MAIN DWELLING WILL HAVE 1770 SF OF REAR YARD BETWEEN ADU AND TRAIL (AKA 50% OF PROPERTY).
4. 3312.49 ALLOW MINIMUM OFF-STREET PARKING SPACES AT 2 SPACES INSTEAD OF 4 SPECIFIED.
5. 3321.03(6)(2) ALLOW EXISTING 4 HIGH EXISTING ALUMINUM FENCE TO REMAIN IN VISION TRIANGLE ON SE CORNER OF THE PROPERTY INSTEAD OF MAXIMUM 4.5 SPECIFIED.
6. 3332.21 ALLOW BUILDING LINE SETBACK FOR EXISTING GARAGE TO REMAIN AT 10 FT. ON S. WASHINGTON ST. INSTEAD OF THE 10' SPECIFIED.
7. 3332.21 ALLOW BUILDING LINE SETBACK FOR THE EXISTING MAIN DWELLING TO REMAIN AT 7 FT FROM E. WHITTIER ST. INSTEAD OF 10 FT. SPECIFIED.
8. 3332.26 ALLOW MINIMUM SIDE YARD ON EXISTING MAIN DWELLING TO REMAIN AT 1.9 FT. INSTEAD OF FROM 5 FT. SPECIFIED.
9. 3331.05(A)(2) ALLOW MAXIMUM OPAQTY OF THE EXISTING ALUMINUM FENCE TO REMAIN AT 31% ON WASHINGTON ST. WHERE DRIVEWAY IS PRESENT INSTEAD OF 25% SPECIFIED.
10. 3332.037 ALLOW TWO SINGLE-UNIT DWELLINGS ON THE SAME LOT IN R-2F DISTRICT.

SITE PLAN BASED ON SURVEY BY ANNE SARGENT COMPANY (ALBERT J. MYERS) ON 04.02.2012
RAW INFORMATION FOR REFERENCE ONLY,
NOT FOR CONSTRUCTION

M. S. H. 4/26/22

453 1/2 E WHITTIER
ADU

CERTIFIED ADDRESS
453 E WHITTIER ADU
COLUMBIA, OH 45206

PROJECT NO. 2108
ISSUE SITE PLAN
ISSUE DATE 03.23.2022

PROPOSED SITE
PLAN

SHEET NO.

2/2

STATEMENT OF HARDSHIP

CV22-007

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.

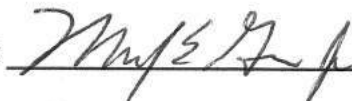
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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 list on previous page, "Summary and Statement of Hardship," including code number and statement of change with reasoning. Generally, we are seeking to replace an existing non-conforming structure with a more useful structure on the same footprint.

Signature of Applicant



Date



**Summary
&
Statement of Hardship
for
458½ Whittier ADU
Revised 02/17/2022
Revised 03/22/2022**

Statement

Mike and Kathy Green are the owners and acting agents for the single family dwelling at 458 E. Whittier St., that is seeking to replace a shed in the rear of the property on the alley with an accessory dwelling unit (ADU) in an R-2F district. The property is on the corner of E. Whittier and S. Washington streets and has relatively large lot size 5,940 sf with fenced yard, the shed and a garage that faces S. Washington street. We want to change the shed space to a small accessory dwelling unit (ADU) that it could host long term guests or relatives that may need to live with us, such as Kathy's father who's 88 years old. While the footprint of the shed is ideal for this ADU, the current shed needs to be razed to build the ADU on a compliant foundation and be completely wheelchair accessible. The project will not adversely affect the surrounding properties, change the amount of light or air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fire, endanger the public safety, or unreasonably diminish or impair the public health, safety, comfort, morals and welfare of the city. Based on the orientation of the main dwelling, garage and fencing on the existing lot and current zoning, several variances are required to accomplish the project including 9 that represent existing conditions. For these reasons we request this council variance.

Variances

1. 3332.14 Allow 5,940 sf lot for two dwelling units instead of 6,000 sf required for each dwelling unit.
2. 3332.26 Allow minimum building line setback for the ADU west face at 2.25 ft. instead of the 5 ft. specified.
3. 3332.27 Allow minimum rear yard for ADU at 0 sf instead of 1,485 sf (aka 0% of property). The existing main dwelling will have 1,776 sf of rear yard between ADU and itself (aka 30% of property).
4. 3312.49 Allow minimum off-street parking spaces at 2 spaces instead of 4 specified.
5. 3321.05(B)(2) Allow existing 4' high existing aluminum fence to remain in vision triangle on SE corner of the property instead of maximum 2.5' specified.
6. 3332.21 Allow building line setback for existing garage to remain at 0 ft. on S. Washington St. instead of the 10' specified.
7. 3332.21 Allow building line setback for the existing main dwelling to remain at 7 ft from E. Whittier St. instead of 10 ft. specified.
8. 3332.26 Allow minimum side yard on existing main dwelling to remain at 1.9 ft. instead of from 5 ft. specified.
9. 3321.05(A)(2) Allow maximum opacity of the existing aluminum fence to remain at 31% on Washington St. where driveway is present instead of 25% specified.
10. 3332.037 Allow two single-unit dwellings on the same lot in R-2F district.

Note: Columbus City Planning advised removing the variance regarding the existing nonconforming garage. Our final revision requests 10 variances total.

Subject Property

Parcel No.: 010-002638-00

Zoning: R-2F

Owner – Kathryn F Green and Michael E Green, Jr

(614) 499-2021

megreenjr@gmail.com

Certified Address

458 E. Whittier St.

Columbus, OH 43206

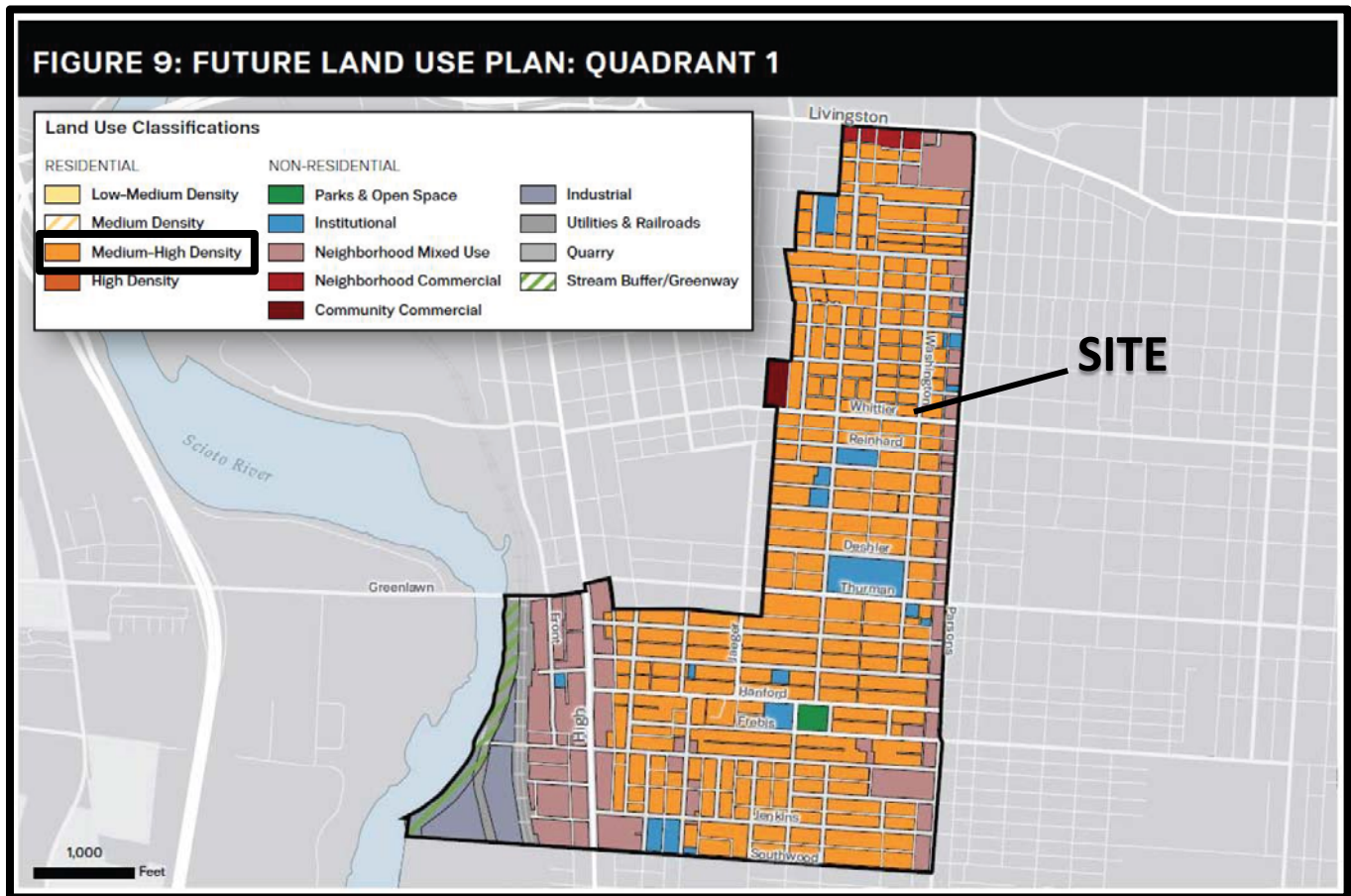
Property Information

1. General Contractor – Michael Green, co-owner
Design – 410 Studio LLC
2. Present Zoning: R-2F commercial
Present Use: Single Family Property
Proposed Change: replace a shed with same size/location ADU
3. Property faces south to Whittier St.; the ADU is on the alley north of Whittier St and the entrance to the ADU faces Washington St. to the east.
4. Scale of drawings: 1" = 20'
5. ADU is 19.25' x 19.25' (370.5 s.f.)
Building height is 13.5' at the highest points
6. Parcel is 55' x 108' (5,940 s.f.) (0.136 acres)
Existing garage is 19.1' x 20' (382 s.f.)
Existing shed is 19.1' x 20.4' (392 s.f.)
Existing rear yard is 2,173 s.f. which is the area behind the main dwelling unit minus the areas of the existing shed and existing garage.
7. All dimensions are shown in Site Plan drawing
Setbacks shown in Site Plan drawing
Existing property buildings are shown in Site Plan drawing
Sidewalks and the alley are shown in Site Plan drawing
8. Property is not in 100 year flood plain.
9. Planning one entry doorway facing east, one pair of french doors facing south and one window facing north.
10. No change to parking is planned; property current has two off-street spaces in existing detached garage.



CV22-007
458 E. Whittier St.
Approximately 0.14 acres

South Side Plan (2014)



CV22-007
458 E. Whittier St.
Approximately 0.14 acres



CV22-007
458 E. Whittier St.
Approximately 0.14 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV22-007

Address 458 E. Whittier St., Columbus, OH 43206

Group Name Columbus South Side Area Commission

Meeting Date April 26, 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:

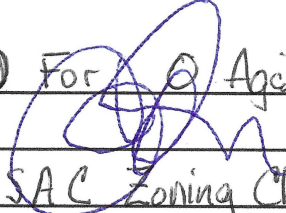
Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

10 For 0 Against 1 Abstain



CSSAC Zoning Chairman

614-332-3355

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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-007

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) Michael E. Green, Jr

of (COMPLETE ADDRESS) 458 E. Whittier St., Columbus, OH 43206

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. Michael and Kathy Green 458 E. Whittier St. Columbus, OH 43206 614-499-2021	2.
3.	4.

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

SIGNATURE OF AFFIANT

Michael E. Green Jr.

Sworn to before me and signed in my presence this 11th day of February, in the year 2022

SIGNATURE OF NOTARY PUBLIC

[Signature]

06/26/2024
My Commission Expires

Notary Seal Here



CALEB J BOSTIC
Notary Public, State of Ohio
My Comm. Expires 06/26/2024
Recorded in Franklin County

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