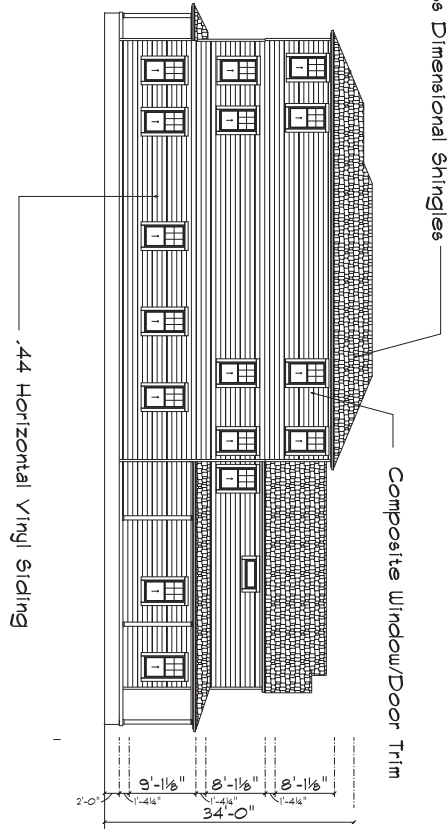
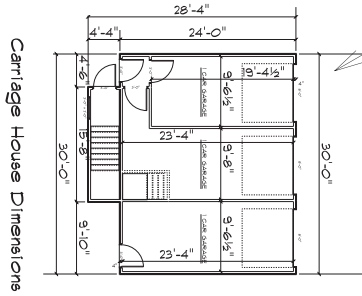


Rear Yard 1,218 Square Feet
1,218 SF / 4,336 SF = 28%



Applicant

Gary K. Dunn

Date

5/17/2022



Parcel 010-013941-00
464 Oakwood Ave

Site Plan

S-1
SHEET

Hardship Letter 464 Oakwood Ave

The 0.14 +/- acre site is located at 464 Oakwood , Columbus, Ohio 43206. Current zoning is R-3. The lot is currently sitting vacant and the owner/applicant's desire is to build 3-family residential unit with a detached carriage house for a total of 4 new "For Sale" Living Units. All the units will provide a safe place to live and would offer much needed affordable housing with the current housing shortage. The neighborhood is surrounded by apartments and other mixed used buildings which is in line with the proposed building designs.

In order to turn this vacant lot into the desired housing units the City Council must grant variances as follows:

- 1) Variance to Section 3332.035 to allow a 3-Family Structure and a Carriage House providing 1 additional living unit for a total of 4 units on the property.
- 2) Variance to Allow a total of 3 parking spaces in lieu of the required 6
- 3) Variance to Section 3332.05 to allow a lot width of 38' in lieu of the required 50'
- 4) Variance to Section 3332.13 to allow a lot area of 4,332 Pursuant to calculation in 3332.18 (C) in lieu of 5,000 SF
- 5) Variance to Section 3332.19 to allow the Carriage House to front on the Alley in lieu of a dedicated street
- 6) Variance to Section 3332.18 (C/D) to Allow increased Lot Coverage of 53.8% in lieu of 50%
- 7) Variance to Section 3332.26 to allow a Side yard of 5 feet in lieu of Required 5.68 feet for a 4 unit building.
- 8) Variance to Section 3332.27 to allow A Rear Yard of Zero (0) Square Feet for the Carriage House.

The granting of the variances will not cause an unreasonable increase of congestion of public streets and will not diminish or impair the welfare, safety, and inhabitants of the City of Columbus.

464 Oakwood Ave

CV21-074



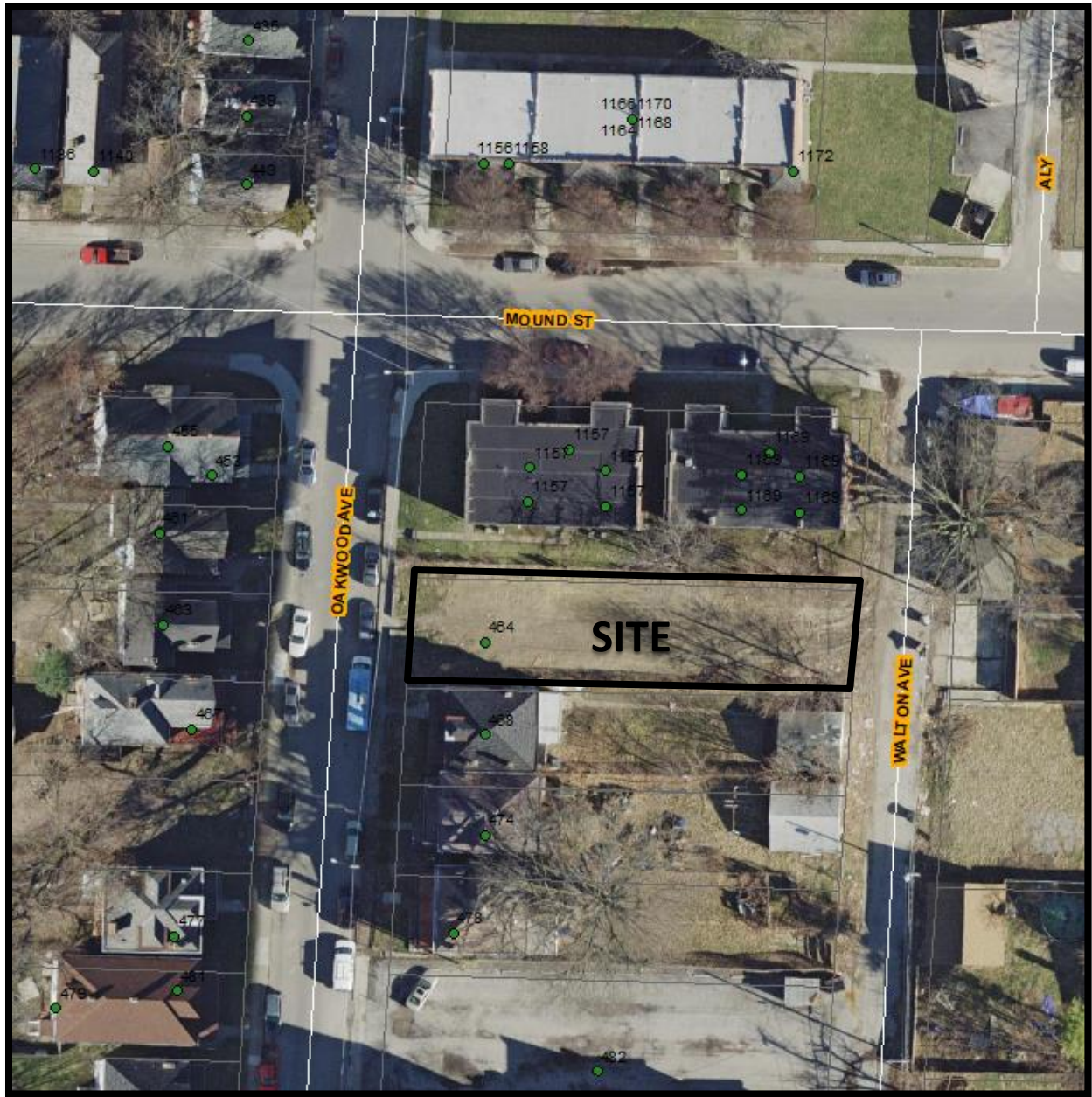
Gary K. Dunn

Maple Craft LLC

5/17/2022



CV21-074
464 Oakwood Ave.
Approximately 0.1361 acres



CV21-074
464 Oakwood Ave.
Approximately 0.1361 acres

From: Annie J [<mailto:awd44@aol.com>]
Sent: Wednesday, February 9, 2022 8:28 PM
To: Gary Dunn <gary.dunn@maplecraftcustomhomes.com>
Cc: boykinlela@gmail.com; jdovalle@columbus.gov
Subject: Re: 419 S Champion CV21-076 and 464 Oakwood, CV21-074

Please forward this e-mail to the person you are working with at the city.

Mr. Dunn,

On January 13, 2022

The Near East Area Commission recommended approval CV21-076 for 419 South Champion Vote: 7-2

The Near East Area Commission did not recommend approval of CV21-074 for Oakwood Avenue Vote 3-6

Commissioner Annie J. Ross - Womack

Bondservant to Jesus the Christ! Whom do you serve?

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-074

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.

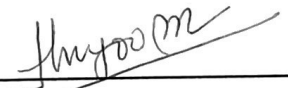
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Rajeshkumar Hingra on behalf of 20205wy-2544
of (COMPLETE ADDRESS) 1716 Capitol Ave Cheyenne WY 82001
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. <u>Rajeshkumar Hingra</u> <u>1716 Capitol Ave</u> <u>Cheyenne WY 82001</u>	2. _____
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 10 day of Feb, in the year 2022

 11/30/2025 Notary Seal Here
SIGNATURE OF NOTARY PUBLIC My Commission Expires

KARINA DANIELA MARTINEZ
NOTARY PUBLIC
REG. #7923390
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOVEMBER 30, 2025

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