

SITE DATA TABLE

| | |
|-------------------|--|
| ADDRESS | 471 SOUTH 22ND ST |
| PARCEL NO. | 010-027758 |
| EXISTING ZONING | R-2F |
| HEIGHT DISTRICT | H-35 |
| EXISTING AREA | .06 AC +/-, 2675 SF +/- |
| A. ZONING | R-2F |
| EXISTING | CV22 - .006 |
| VARIANCE # | |
| B. BUILDING | SINGLE FAMILY, REAR CARRIAGE HOUSE WITH DWELLING UNIT |
| PROPOSED USE | S. 22ND SF - 35' TO MIDPOINT OF PRIMARY ROOF CARRIAGE HOUSE - 22' TO MIDPOINT OF PRIMARY ROOF 28' TO RIDGE |
| HEIGHT: | 59' |
| LOT COVERAGE | 59% |
| REAR YARD: | 19% |
| SETBACKS: | AS NOTED |
| C. PARKING | 4 SPACES (2 PER DU) |
| PARKING: REQUIRED | 2 SPACES |
| PARKING: PROVIDED | |
| D. SITE | CITY OF COLUMBUS |
| REFUSE: | 1 TREE / 10 DU REQUIRED - 1 PROVIDED |
| TREES: | |

Subject to approval by the City Forester, one (1) street tree shall be planted in the tree lawn of S. 22nd Street fronting the site.

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or its designee upon submission of the appropriate data regarding the proposed adjustment.

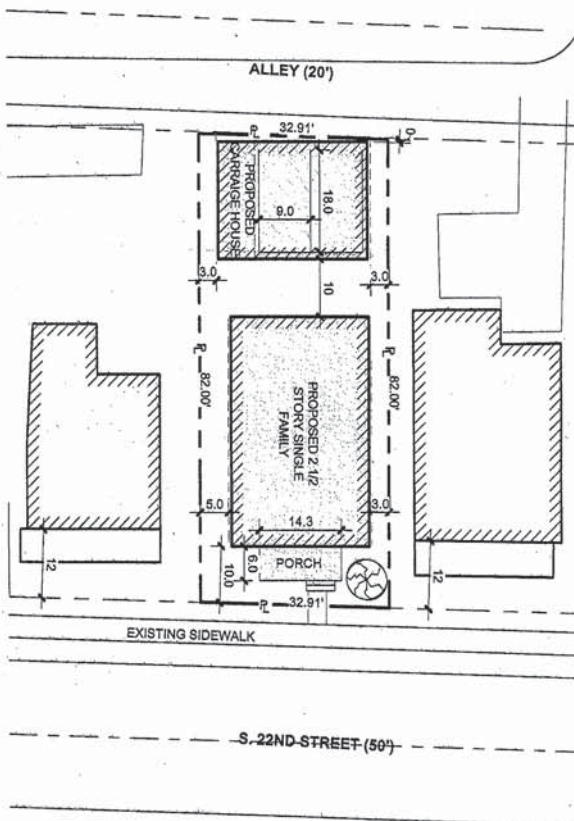
David B. Perry
David B. Perry, Agent for Applicant
Date: 04/14/2022

Donald Plank
Donald Plank, Attorney for Applicant
Date: 04/14/2022

471 S 22ND STREET

COLUMBUS OHIO

| SITE AREA CALCULATION | | |
|-------------------------------------|--------------|-----|
| 471 S 22ND ST | | |
| AREA DESCRIPTION | LOT COVERAGE | % |
| BUILDING | | |
| SITE AREA - BUILDING PRIMARY | 1060 SF | 39% |
| SITE AREA - BUILDING CARRIAGE HOUSE | 540 SF | 20% |
| REAR YARD | | |
| SITE AREA - REAR YARD | 500 SF | 19% |
| TOTAL SITE AREA - 2675 SF | | |



CV22-006



the columbus
designco

columbus design inc. thecolumbusdesigncompany.com 614-636-3075

PROJECT #:
DATE:

SITE PLAN
24175 VI
04/14/2022

01

CV22-006; Final Received 4/14/2022

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

STATEMENT OF HARSHIP

Application #:

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 Exhibit B

Signature of Applicant

Hous and Ra Development LLC
by David B. Perry, Agent

Date 11-22-2021

Signature of Attorney

Donald Plank

Date 11/22/21

Exhibit B**Statement of Hardship****CV22-006, 471 S 22nd Street, Columbus, OH 43205**

The site is located on the west side of S. 22nd Street, Fair Avenue, 32 +/- feet north of E. Fulton Avenue. The vacant parcel is zoned R-2F, Residential and was formerly developed with a two (2) unit building. Applicant proposes to build a single-family dwelling fronting S. 22nd Street and build a rear carriage house with ground level parking and a second floor dwelling unit. The street and area is characterized by a mix of residential uses. The proposed construction with a new single-family dwelling and carriage house is consistent with a range of uses and density in the area, including single and two family dwellings, and is two (2) units in a different form in the R-2F District.

Applicant has a hardship and practical difficulty with compliance with the referenced code sections. A single two unit building is permitted while the proposed arrangement with a detached single-family dwelling and detached carriage house with dwelling unit requires variance. There have been many similar proposals within the Near East Area Commission and throughout the older Columbus urban neighborhoods. neighborhoods. There is no means of permitting the arrangement under the current Zoning Code other than by variance. The requested variances are not substantial, represent existing and/or similar conditions as existing construction pre-dating the current Zoning Code or by variance, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

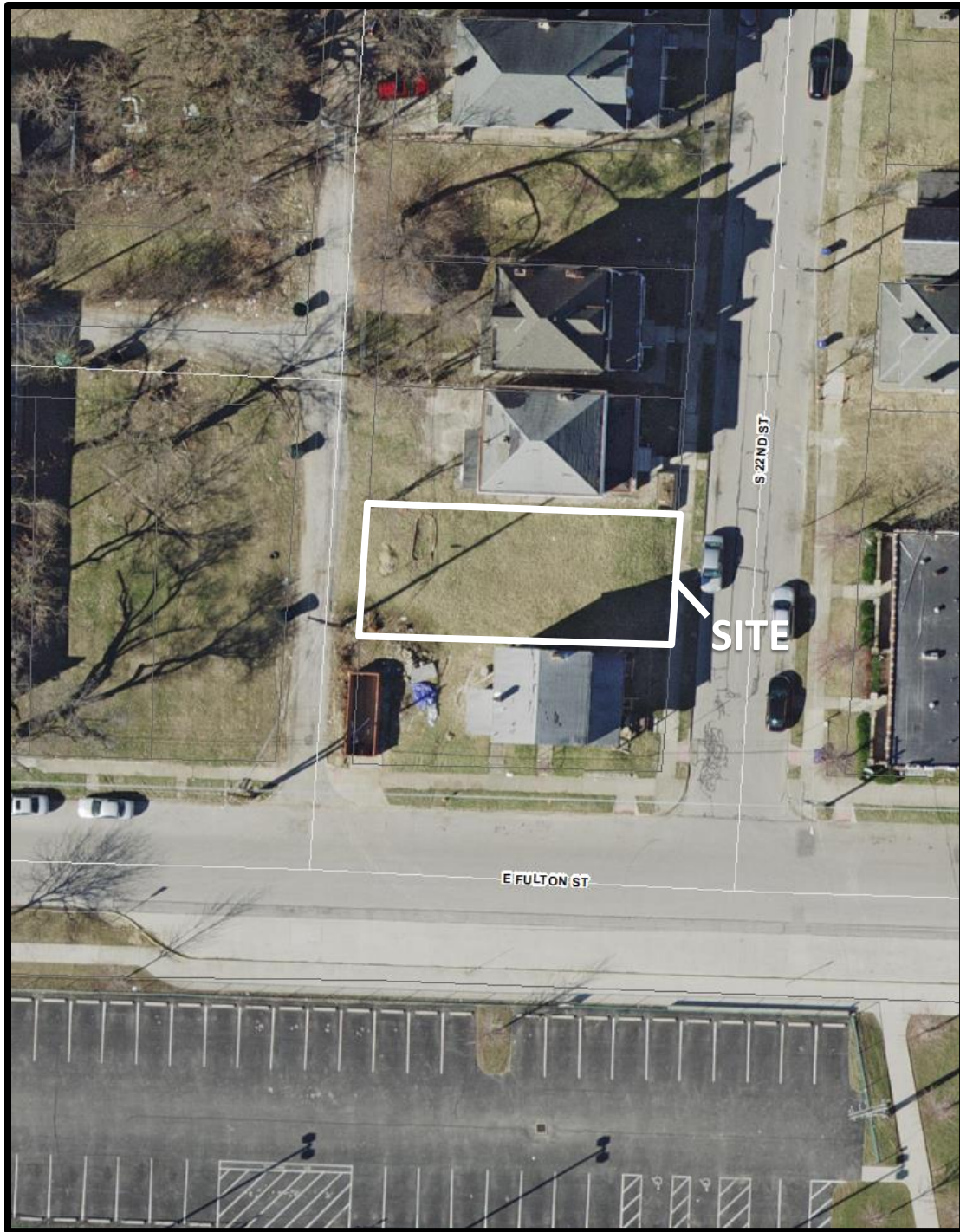
- 1). Section 3332.037, R-2F, Residential District, to permit two (2) detached dwelling units on the same parcel, consisting of a dwelling fronting S. 22nd Street and a rear carriage house/garage with one (1) dwelling unit, both as depicted on the Site Plan.
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking for two dwelling units from 4 spaces to 2 spaces.
- 3). Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 32.9 feet (existing).
- 4). Section 3332.14, R-2F Area District Requirements, to reduce lot area from 6,000 square feet required for a principal building to 2.675 SF +/- lot area (existing).
- 5). Section 3332.18(D), to increase lot coverage from 50% to 60%.
- 6). Section 3332.19, Fronting, to permit the carriage house to not front on a public street (alley, 20') South Lane, 28').
- 7). Section 3332.21(D), Building Lines, to reduce the S. 22nd Street building setback from 12' to 10'

8). Section 3332.25, Maximum Side Yards Required, to reduce total side yard for the carriage house from 6.6' to 6.0'.

9). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to 12% for house fronting S. 22nd Street and 0% for the carriage house to permit rear yards as depicted on the Site Plan.



CV22-006
471 S. 22nd St.
Approximately 0.07 acres



CV22-006
471 S. 22nd St.
Approximately 0.07 acres

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 CV22-006
Address 471 S. 22nd Street
Group Name Near East Area Commission
Meeting Date April 14, 2022
Specify Case Type
☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation ☒ Approval
(Check only one) ☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

6/10/11
[Signature]
Commission Chair
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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-006

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) Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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. Boss Lifestyle, LLC; 936 N High St, #602, Columbus, OH 43201; # Cols based emps: Zero (0) Contact: Tyler Bossetti, (937) 631-9243 | 2. Horus & Ra Dev't, Ltd.; 1223 E Main St, # 303, Columbus, OH 43205; # Cols based emps: 4 Contact: Kareem Amr, (734) 536-8052 |
| 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 6th day of June, in the year 2022

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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