

Diagram of a 100' electric pole with guy wires at the following heights:

- 3'-0"
- 40'-0"
- 7'-0"
- 5'-0"
- 26'-5"



CV22-037

Don Price

No.	Description	Date
1	Revision #1	June 4, 2022

741 SOUTH 17TH STREET,
COLUMBUS, OH 43206
OWNER: ALJACKSY &
ALJAKHSI

Date	MARCH 21, 2022
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Drawn By	CHT DESIGN
Checked By	ALJAKHSI & ALJAKHSI

Checked By ALJACKSY & ALJAKHSI

A100

Scale	1/8" = 1'-0"
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STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

CV22-037

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):

Signature of Applicant _____



Date _____

Statement of Hardship:

- 3332.037(A)(1) Variance needed to construct Two single-family dwellings on Lot A
 - o To provide additional housing in an area that is growing rapidly but is going through a difficult supply issue. We are applying to construct an ADU in the South yard of the SFH to better serve the area of Southern Orchards and Nationwide Children's Hospital.
- 3332.27 Variance needed for Lot A: The rear yard for each dwelling needs to account for at least 25% of the lot. The ADU variance is to reduce the rear yard from 25% of the lot to 0%.
 - o Fortunately, the rear yard of the SFH on Lot A will meet the 25% requirement for the rear yard. Unfortunately, the rear yard of the ADU will not; we are requesting a variance to add an ADU that will be intended to have a 2 door garage to provide additional on-site parking and a studio up-above to provide additional housing for the area.
- 3332.19 Variance needed to allow the ADU on Lot A to front an alley instead of a public street
 - o The ADU will require the front door to front the alley which we are requesting a variance for. We believe this request should be granted as we are one of the closest streets to Children's hospital but there are still several houses and lots undeveloped around the area. In order to provide additional housing for the area, the only option for this ADU is to have it front the alley. Keeping in mind that the actual man-door will not front the alley for safety reasons but face the South.
- 3312.49 Variance needed to reduce the minimum parking requirement for Lot A from 4 spaces to 2 spaces for Lot A
 - o We intend to add 4 additional on-site parking spaces for Lot B via a detached four car garage and 2 additional on-site parking spaces for Lot A via a two car garage in the ADU. A variance will be needed to allow Lot A to have 2 on-site parking spaces as opposed to the required 4. We do not believe this will be a burden on the SFH tenants as they are currently utilizing S 17th St for street parking.
- 3332.05(A)(4) Variance needed to allow 36.42' wide lot for Lot A
 - o In order to meet the 50' wide lot requirement for Lot B, Lot A will need to be 36.42'. Keeping in mind we will be maintaining at least 20% of the lot width on the North and South of both Lots A&B as well as maintaining 5' clearance to parcel lines (with the exception of the existing condition North of the existing SFH).
- 3332.14, R-2F area district requirements Variance needed for Lot A since it's a skinny lot, and only a portion of a skinning lot like Lot A can count toward density per 3332.18C, so only 3,979' sq ft can count toward the lot area requirement, so a variance is needed for 6000sq' to 3,979 sq ft.

Exhibit A

- As the previous Owner combined the adjacent lots in 2001 for no particular reason, we believe it would better suit the community to split them back up and meet the 50' wide lot requirement for Lot B to construct the duplex. This decision will affect the computed sq ft that will count towards the density requirements for Lot A as the depth of the lot is 139.4'. While we do meet the 50% or less lot coverage for both Lots which is crucial for safety, amongst other reasons, the density requirement of 6000 sq ft is not met. We are requesting the variance be granted because the site plan shows the layout to be palatable for the area and the neighbors, and will aid in us providing additional housing to Southern Orchards.

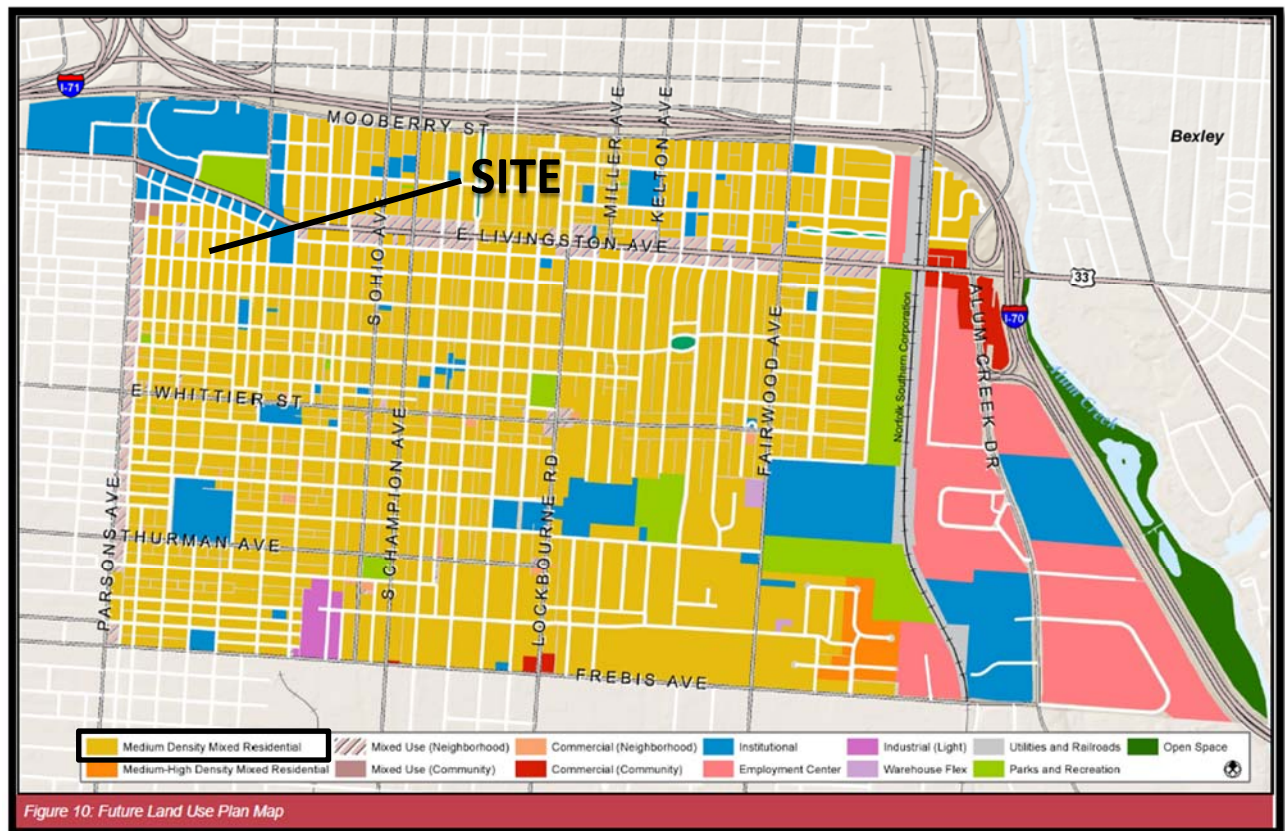
Requested variances for 741 S. 17th St:

- 3332.037(A)(1) Variance needed to construct Two single-family dwellings on Lot A
- 3332.19 Variance needed to allow the ADU on Lot A to front an alley instead of a public street
- 3332.05(A)(4) Variance needed to allow 36.42' wide lot for Lot A
- 3312.49 Variance needed to reduce the minimum parking requirement for Lot A from 4 spaces to 2 spaces for Lot A
- 3332.14, R-2F area district requirements Variance needed for Lot A since it's a skinny lot, and only a portion of a skinning lot like Lot A can count toward density per 3332.18C, so only 3,979 sq' can count toward the lot area requirement, so a variance is needed for 6000sq' to 3,979 sq'.
- 3332.27 Variance needed for Lot A: The rear yard for each dwelling needs to account for at least 25% of the lot. The ADU variance is to reduce the rear yard from 25% of the lot to 0%.

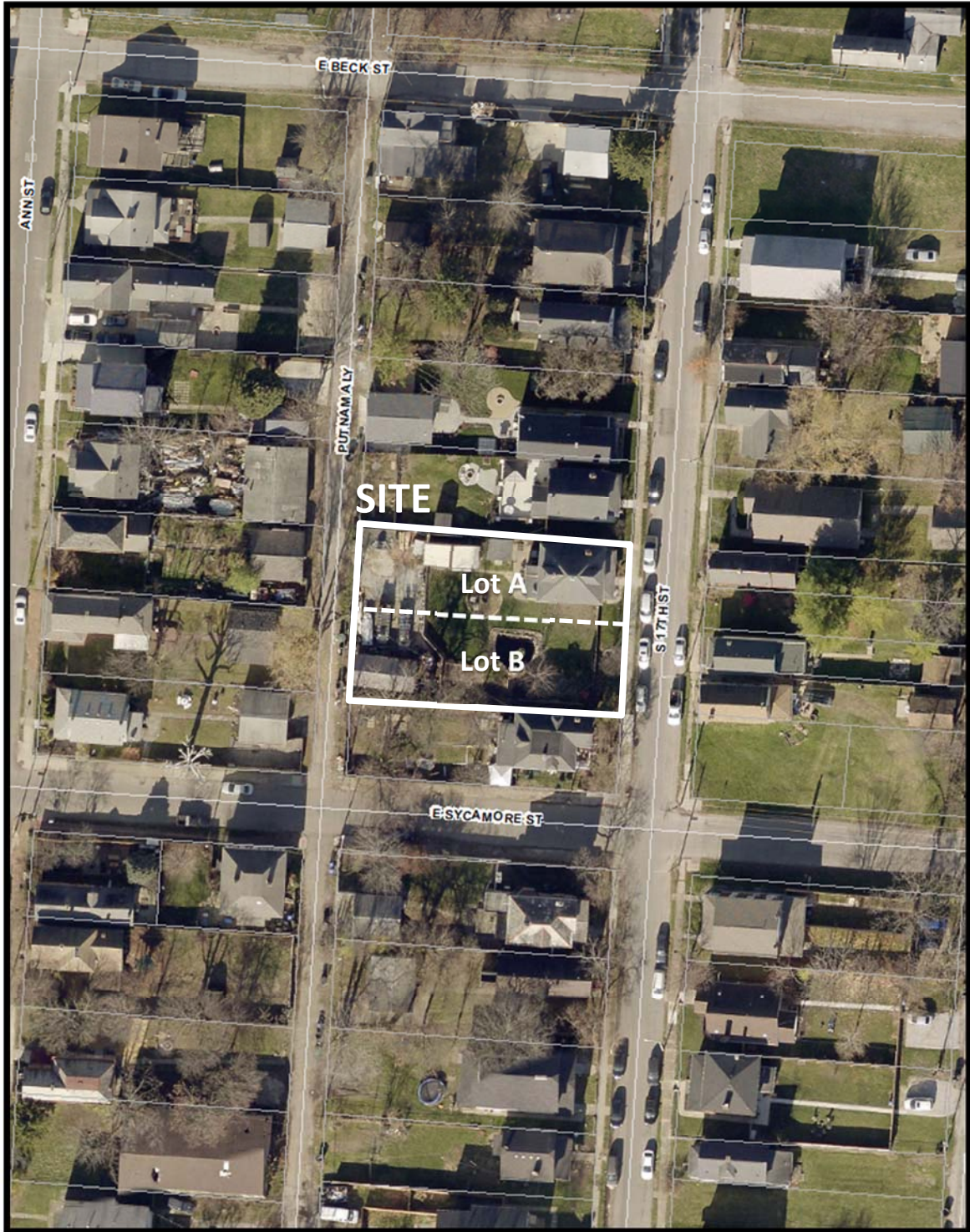


CV22-037
741 S. 17th St.
Approximately 0.28 acres

Near Southside Plan (2011)



CV22-040
595 S. 3rd St.
Approximately 0.14 acres



CV22-037
741 S. 17th St.
Approximately 0.28 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 CV22-037

Address 741 S 17TH ST

Group Name Columbus Southside Area Commission

Meeting Date July 26, 2022

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

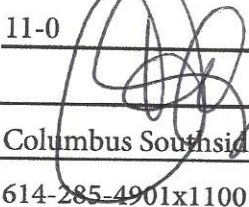
☐ Graphics Variance / Plan / Special Permit

Recommendation ☒ Approval

(Check only one) ☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 11-0

Signature of Authorized Representative 

Recommending Group Title Columbus Southside Area Commission

Daytime Phone Number 614-285-4901x1100

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 #: CV22-037

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) Abdallah Aljacksy

of (COMPLETE ADDRESS) 3870 River Place Ct, Columbus, Ohio 43221

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. Abdallah Aljacksy 3870 River Place Ct Columbus, Ohio 43221	2. Abdallah Aljakhsi 7440 Scioto Darby Creek Rd Hilliard, Ohio 43026
3.	4.

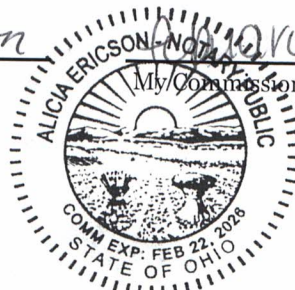
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 24th day of April, in the year 2022

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



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