

9-28-22

Rejman Faleh Rejman Faleh
The Final Site Plan for 929 S. Champion

LANDSCAPE LEGEND:

ALL ITEMS LISTED ARE PHASE 1 UNLESS NOTED OTHERWISE:

(2) TREES: TWO FRONT YARD - 2" CALIPER SERVICEBERRY

TWO BACK YARD - 1" CALIPER REDBUD (CERCIS CANADENSIS)

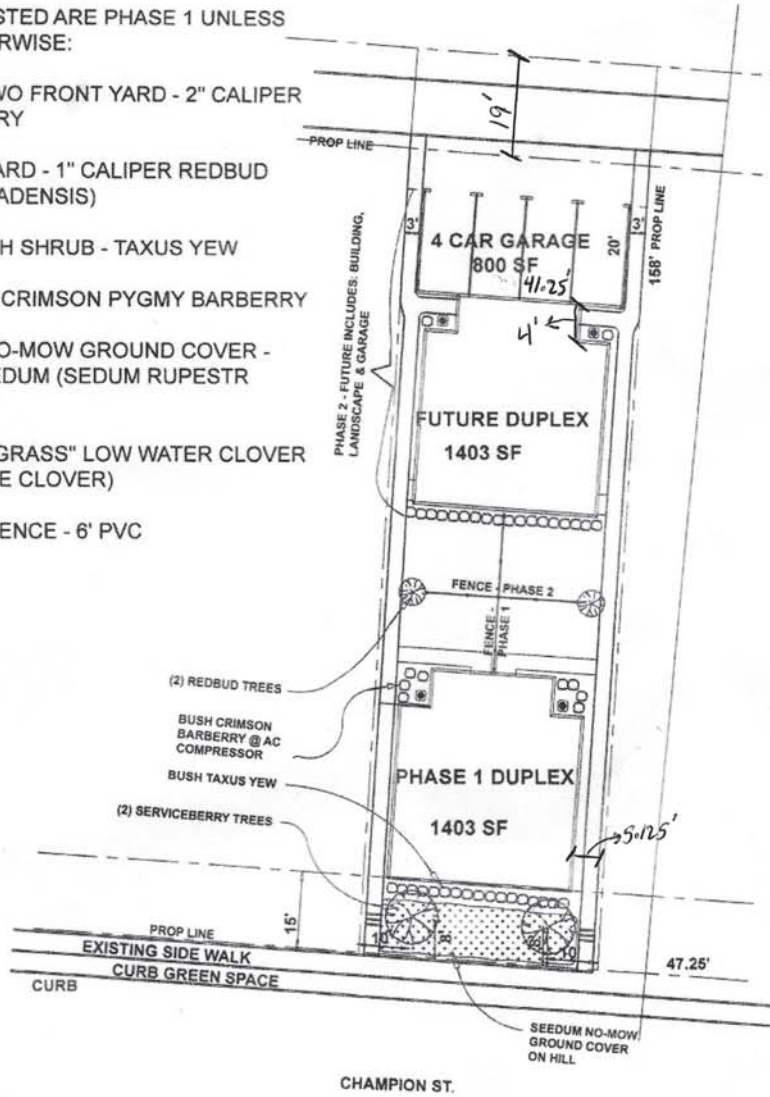
FRONT PORCH SHRUB - TAXUS YEW

AC SCREEN - CRIMSON PYGMY BARBERRY

FRONT HILL NO-MOW GROUND COVER - ANGELINO SEDUM (SEDUM RUPESTR 'ANGELINA')

BACK YARD "GRASS" LOW WATER CLOVER (DUTCH WHITE CLOVER)

BACK YARD FENCE - 6' PVC



LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

REVISED JUNE 4, 2022



OWNER:
CONTRACTOR: MEHRAN MOGHADDAS 614/774-9234
DESIGN TEK ARCHITECTURE 445 N. SANDUSKY ST.
(740) 369-5258 DELAWARE, OHIO 43015

RENTAL DUPLEX
921 S. CHAMPION ST. COLUMBUS, OH
DTA# 2021 923 DATE: 1-16-22

C-2

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

CV21-113

STATEMENT OF HARDSHIP

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):

We seek variances to create 4 residential rental dwellings in Southern Orchards. Currently, there is a shortage of rental housing throughout the city. About 53% of the residents in Southern Orchards are renters comparing to 46.6% renters within Franklin County. As such, providing 4 newbuilt townhouses would increase the number of rental units for the residents. Subsequently, it would not be cost effective to build only two residential dwelling units. The rental income from two residential dwellings units would not provide the revenue needed to adequately maintain the rental units, provide adequate customer service to the tenants, make enough positive cash flow to help pay the debt services and leave any financial incentives. Therefore, we would like to apply for all the needed variances to build four residential dwellings. We believe obtaining the needed variances to build these residential dwellings will not adversely affect any adjoining property. We are certain the proposed project will contribute to the growth of Southern Orchid by providing four new rental residential dwellings and may encourage the adjacent property owners to improve their existing properties.

Signature of Applicant

Tejma Klee

Date _____

9/27/21

Council Variance Application, Statement of Hardship
921 S. Champion Avenue, CV21-113
May 2022

We would like to submit the Council Variance application to request variances for the vacant property located at 921 S. Champion Ave, Columbus (Parcel Number 010-017203-00) for your consideration. The dimension of this property is 47.25 ft wide by 158 ft deep, providing 7,465.5 ft² area. We are seeking variances section 3332.037, R-2F residential district and other pertinent sections to permit four-unit townhouses on the above-mentioned parcel. Our plan is to offer these townhouses as rental properties which will expand the housing options for the residents of Southern Orchid. The four (4) residential townhouses and the parking garages will be built in two phases as described below.

Phase one will be implemented after receiving the needed variances. This phase will include the first residential townhouses (units A and B) located towards the front of the property facing Champion Avenue and a temporary parking space.

Phase two will include construction of the second residential townhouses (units C and D) which will be located behind the first townhouses with adequate green space between the buildings built in phase one and two. Phase two will also include one 4 car garage with one space allocated to each townhouse unit. The parking garage will be located toward the back of the property. This garage will provide the structure for roof top terrace accessible only by Units C and D townhouses. This phase will be implemented within twenty-four (24) months upon completion of phase one. We extended the timeline from the initial 18 months to 24 months due to shortage of materials and skilled labor during the global pandemic. However, should we find an affordable funding package then we may be able to expedite the timeline of the project and construct both buildings and the permanent garage at the same time. This scenario depends on the funding as well as the availability of materials and skilled labors. For now, our plan is to implement the proposed project in two phases.

Phase one (units A and B) will provide surface parking space towards the back of the lot, future site of the parking garage. Should we not be able to implement phase two (units C and D), due to any unforeseen circumstances, we will proceed to build the parking garage. As such, the temporary parking space will be replaced with a permanent garage within the proposed time frame. We have received support from the City's transportation department on the usage of gravel for the temporary surface parking.

We need variances such as side yards variance to build the parking garage regardless of implementation of phase two. We also intend to incorporate green components in our building practices in both phases.

In conclusion, we seek variances to create four residential townhouses in Southern Orchards. Currently, there is a shortage of rental housing throughout the city. About 53% of the residents in Southern Orchards are renters compared to 46.6% renters within Franklin County. As such, providing 4 new build townhouses would increase the number of rental units for the residents. Subsequently, it would not be cost effective to build only two residential townhouses (2 units/duplex). The rental income from two residential townhouses would not provide the revenue needed to adequately maintain the rental units, provide adequate customer service to the tenants, make enough positive cash flow to help pay the debt services and leave any financial incentives. The increasing cost of materials and labors and the delays due to the global pandemic has exasperated this issue. Therefore, we would like to apply for all the needed variances to build four residential townhouses. We believe obtaining the needed variances to build these residential townhouses will not adversely affect any adjoining property. We are certain the proposed project will contribute to the growth of Southern Orchid by providing four new rental residential townhouses and may encourage the adjacent property owners to improve their existing properties.

Variances Requested for the Phase 1 of the Project at 921 S. Champion

Section 3332.037, R-2F - Residential District: We are seeking a residential variance to allow two buildings each with two-unit dwellings (townhouses) on a lot of 7,465.5 ft². The area for each unit would be less than 1,675 ft² per dwelling unit.

Section 3332.14, R-2F – Area District Lot Area Requirements: We are seeking a residential variance to allow four residential dwelling (townhouses) on a lot that of 7,465.5 ft² pursuant to lot area calculation in 3332.18(C) totaling 1,674.4 square feet of lot area per each dwelling unit.

Section 3332.05, Area District Width Requirements: We are seeking a width variance to reduce the lot width from 50 ft to maintain the existing lot width of 47.25 ft.

Section 3332.21(F), Building Line/Setback: We are seeking a setback variance to reduce the building setback line from 25 ft to 15 ft. This variance will allow us to build 4 residential dwellings (Townhouses) with porches and adequate green spaces in between the buildings.

Section 3332.26(F), Side Yard: We are seeking a side yard variance. The total heights of the proposed dwellings will not exceed 35 ft. We are asking for the variance to allow us to maintain the proposed dwelling dimensions in lieu of the required side yard to be 1/6 of the dwelling height which would be greater than the minimum 5 ft requirement. 1/6 of the 35 ft building height would equate to a side yard of 5.83 ft. Consequently, we are asking for this variance to reduce the side yard to 5.1 ft which would allow us to design of the proposed townhouses and utilize the attic space as one of the bedrooms.

Section 3312.49, Parking Space: We are seeking a parking variance to reduce the number of parking spaces from 2 space per unit (4 total spaces for 2 units) to 2 provided spaces.

Section 3312.43, Surface Parking: We are seeking a variance for the surface parking. The phase 1 includes a temporary surface parking for the residents. We intend to use gravels for this temporary parking. We understand gravel is not an approved surface. Per city's request, we did contact Mr. Daniel Moorhead (City's Transportation Department) and received their support for a gravel surface parking.

Variances Requested for the Phase 2 of the Project at 921 S. Champion

We seek the above variances requested for the phase 1 which are needed to implement the phase 2 of the project. As such, in addition to the above, we are requesting the following additional variances for phase 2:

Section 3312.49, Parking Space: We are seeking a parking variance to reduce the number of parking spaces from 2 space per unit (8 total spaces for 4 units) to 1.0 space per unit (4 provided spaces for 4 units).

Section 3332.27, Rear Yard: We seek a variance for rear yard. The green space (rear yard for phase 1) located between the 2 townhouses buildings (phases 1 and 2) and the sidewalk area by the garage will be 2,238 sq ft which would be greater than 25% minimum requirement for phase 1. Please see the details below (the calculations are provided by the architect).

- 1) Between PHASE 1 & 2 = $34.33' \times 47.25' = 1622 \text{ SF}$.
- 2) Porch Yard Phase (1) $7.33' \times 12' = 88 \text{ SF}$. $\times 2 = 176 \text{ SF}$.
- 3) Porch Yard Phase (2) $11.33' \times 12' = 136 \text{ SF}$. $\times 2 = 272 \text{ SF}$.
- 4) Garage Sidewalk $28' \times 3' = 84 \text{ SF}$. $\times 2 = 168 \text{ SF}$

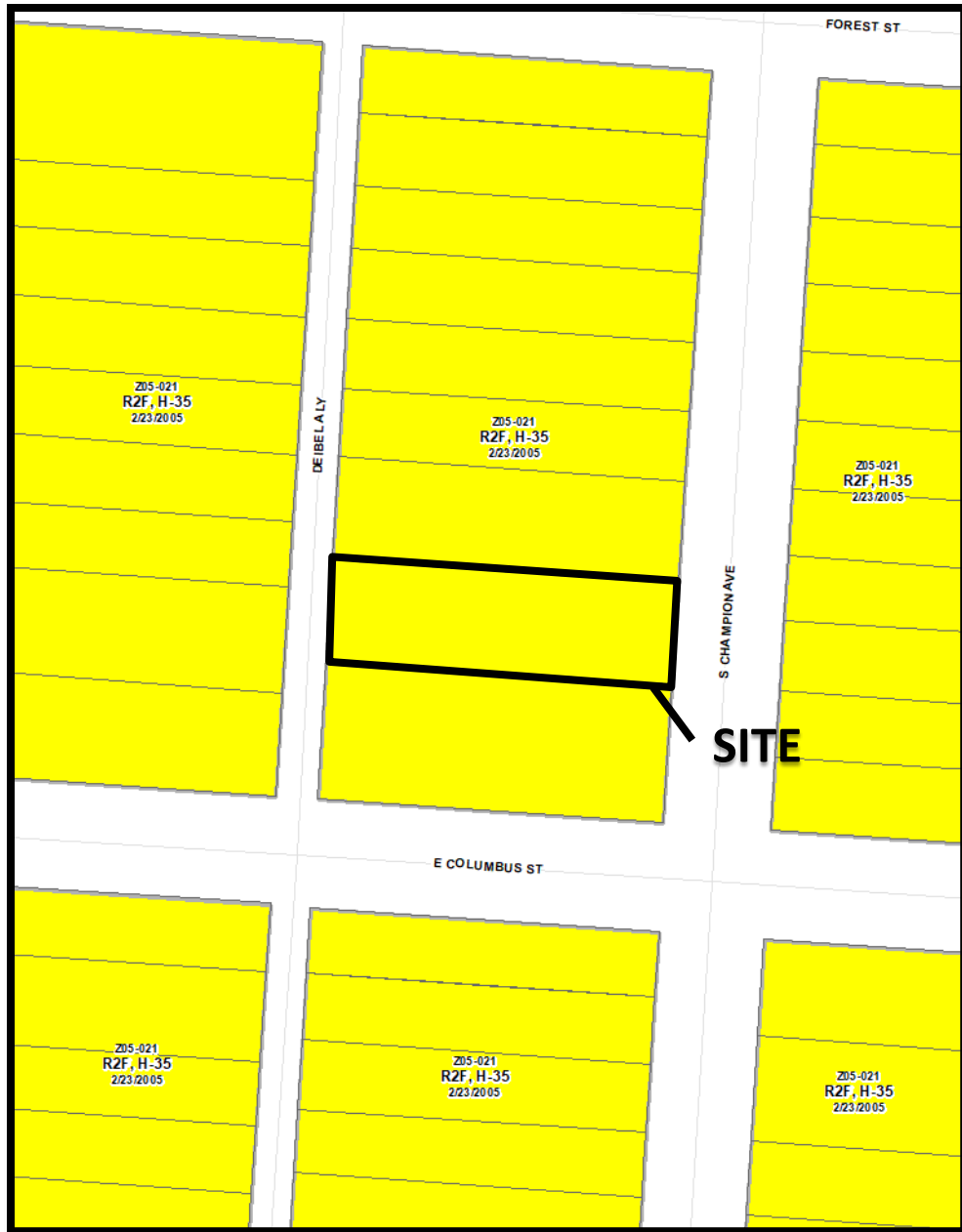
----- Rear Yard at GRADE = 2238 SF

$2238 \text{ SF} / 7465.5 \text{ SF} = 29.97 \%$

The calculated ratio of 29.97% exceeds the 25% rear yard requirement for the overall project. However, the rear yard for units C and D (Phase 2), would not meet the 25% requirement. There will be plenty of green spaces in front of the units C and D. We moved the phase 2 building back to accommodate moving the phase 1 building and keeping the green space. This arrangement has impacted the rear yards for phase 2 townhouses. Therefore, we seek a 0% rear yard variance for phase 2.

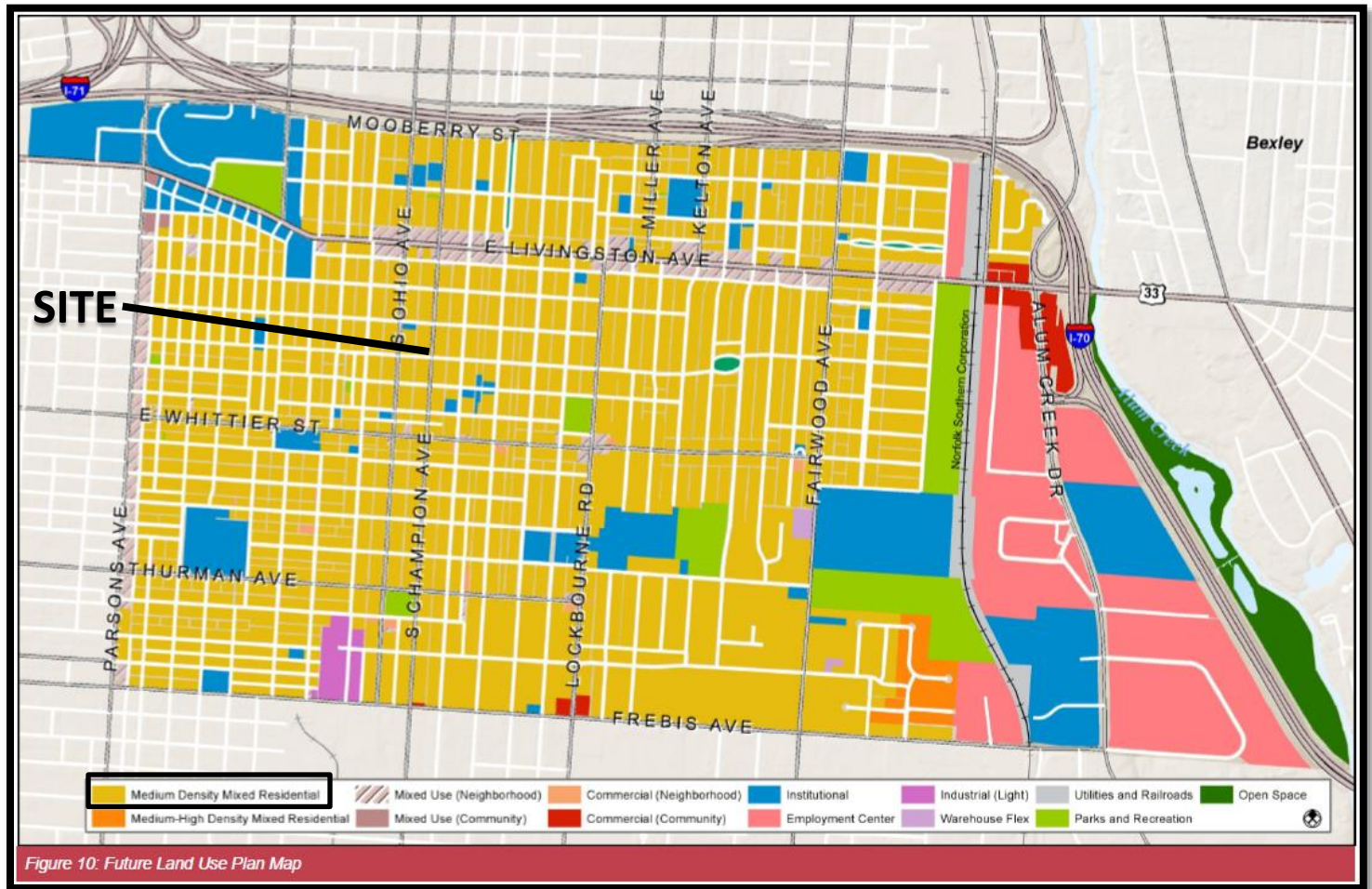
Section 3332.38 (G), Garage Height: We seek a variance for the garage height. We would like to have the flexibility to build roof top terraces for townhouses units C and D. This option would provide access from the second floor of these townhouses to the roof top terraces since the garage will be connected to the dwelling at the second floor. However, we understand the garage would still be considered as a detached structure since the roof top terrace would not be considered a habitable space. The required height of the detached garage is 15 ft. Subsequently, the structural height of the proposed garage will be 15 ft. However, to provide a secure roof top terrace, we need to add prophet walls to the top of the garage. Therefore, the overall height will exceed the 15 ft requirement. As such, the height of the proposed garage will be increased by the height of the fence. For instance, the north and the south walls of the garage will increase by an additional 42 inches (which is the code for fence), and the west wall at its highest point (center of the wall, above the garage doors) will add an additional 72 inches. Therefore, we seek a height variance which would be the highest point of the proposed garage at 21 ft. The west wall of the garage will be designed with a peak so that architecturally it would contribute to the neighborhood aesthetics.

Section 3332.26 (F) Side Yard: We are seeking a side yard variance to accommodate providing a 4-space parking garage and the necessary demising walls as well as attaching the garage to the rear dwelling. We understand the required side yard for a detached garage is 3 ft which is the side yard shown on the site plan. However, we would like to maintain the flexibility to build an attached garage that would function as a roof top terrace for the townhouses in the rear of the lot. If we exercise this option, the governing height of the structure which includes the dwelling and the garage would be 35 ft. Based on the 1/6 of the height, the side yard would be 5.8 ft. For phase 1 dwelling, we are seeking a side yard variance of 5.1 ft. However, for phase 2, the limiting factor would be the side yard width of the garage. This is because of the width of the lot and the proposed 41.25 ft width (outside to outside wall) of the attached garage. As such we ask for a side yard variance of 3 ft for the phase 2 dwelling and the attached garage. This variance would give us the option of attaching the garage to units C and D which will be built in phase 2 of the project.



CV21-113
921 S. Champion Ave.
Approximately 0.17 acres

Near Southside Plan (2011)



CV21-113
921 S. Champion Ave.
Approximately 0.17 acres



CV21-113
921 S. Champion Ave.
Approximately 0.17 acres

Standardized Recommendation Form

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111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV21-113

Address: 921 S. Champion Ave.

Group Name: Columbus South Side Area Commission

Meeting Date: June 28, 2022

Specify Case Type:

☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis
for recommendation below)

☒ Approval
☐ Disapproval

NOTES:

Vote: 11-0

Curtis Davis

Signature of Authorized Representative:

SIGNATURE

Southside Area Commission

RECOMMENDING GROUP TITLE

614-285-4901 x1100

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

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111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-113

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)

of (COMPLETE ADDRESS)

Pejmaan Fallah

1437 Fair Ave, Columbus Ohio 43205

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>Pejmaan Fallah</u> <u>1437 Fair Ave</u> <u>Columbus, Ohio 43205</u> <u>614-477-1253</u>	2. <u>Mehran Moghaddas</u> <u>213 Oak Street Court</u> <u>Westerville, Ohio 43081</u>
3. <u>Khalil Mortezaagholi</u> <u>1437 Fair Ave</u> <u>Columbus, Ohio 43205</u>	4.

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

SIGNATURE OF AFFIANT

Pejmaan Fallah

Sworn to before me and signed in my presence this 29 day of September, in the year 2022

SIGNATURE OF NOTARY PUBLIC

E. Walker

Notary Seal Here

1/30/27
My Commission Expires



Elizabeth Walker
Notary Public, State of Ohio
My Commission Expires
01-30-2027

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