

*Elyse Ryland*  
4/17/2023

◆ FIELD NOTES  
\*\*\*\*\*  
THE FOLLOWING ITEMS ARE TO BE SITE-INSTALLED AND ARE NOT PART OF INDUSTRIALIZED UNIT AUTHORIZATION. ALL CONSTRUCTION BELOW THE INDUSTRIALIZED UNIT EXTERIOR SIDING ON SIDE ELEVATIONS  
PORCHES  
GARAGE

092821-KMM VER2.1.DWG	Healthy Homes	SCALE:	REVISION DATE	Unibilt Industries, Inc.	Custom Two-Story Duplex	70
BKC 09/28/2021	KMM BUILDERS	© 2020 Unibilt Industries, Inc. All Rights Reserved		9005 Johnson Station Rd, Vandalia, Ohio 45377		
Exterior Elevations						

# Healthy Homes

## Statement in Support of Variance(s)

The site is located on 17<sup>th</sup> Avenue between Isabel Avenue and Louis Avenue. The parcel is zoned R-3, as is much of the South Linden Area Commission area. The applicant proposes to build a two (2) unit dwelling (duplex) and three surface parking spaces at the rear of the lot with parking accessed from the back alley, as depicted on the submitted site plan. The proposed three surface parking spaces do not meet the minimum number of parking spaces required under Section 3312.49, as one more is required. The width of the lot is existing and does not meet the requirement under Section 3332.05 and the existing lot square footage does not meet the minimum required under Section 3332.13. The lot width and square footage are similar to other parcels in the area.

The proposed two-unit dwelling was intentionally selected and will not detract from the character of the neighborhood. This structure conforms with other development in the area in respects to height and use. The proposed dwelling is intended to increase the stock of high-quality, affordable housing options available to families earning between 50 and 80 percent of Area Median Income.

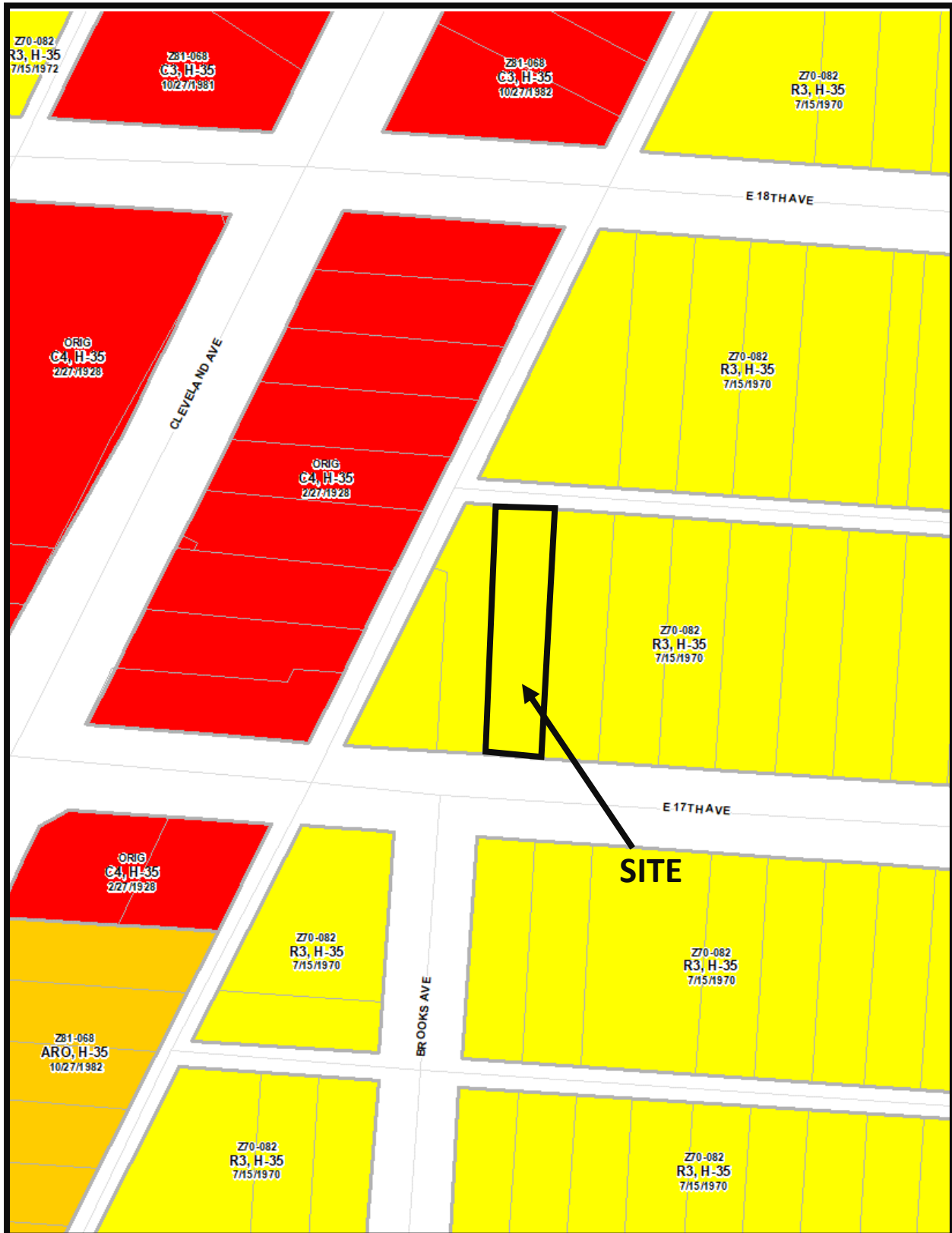
Applicant requests the following variances:

1. **Section 3332.035**: R-3 Residential District, to permit a 2-unit dwelling building as depicted on the site plan.
2. **Section 3332.05**: Area District Lot Width Requirements, to reduce the lot width from 50 feet to 35 feet (*existing*).
3. **Section 3332.13**: R-3 area district requirements, existing lot is 3675 sq ft., which is less than the 5,000 sq. ft. requirement.
4. **Section 3312.49**: 2 off-street parking spaces per dwelling are required, whereas as 3 parking spaces are proposed instead of 4.

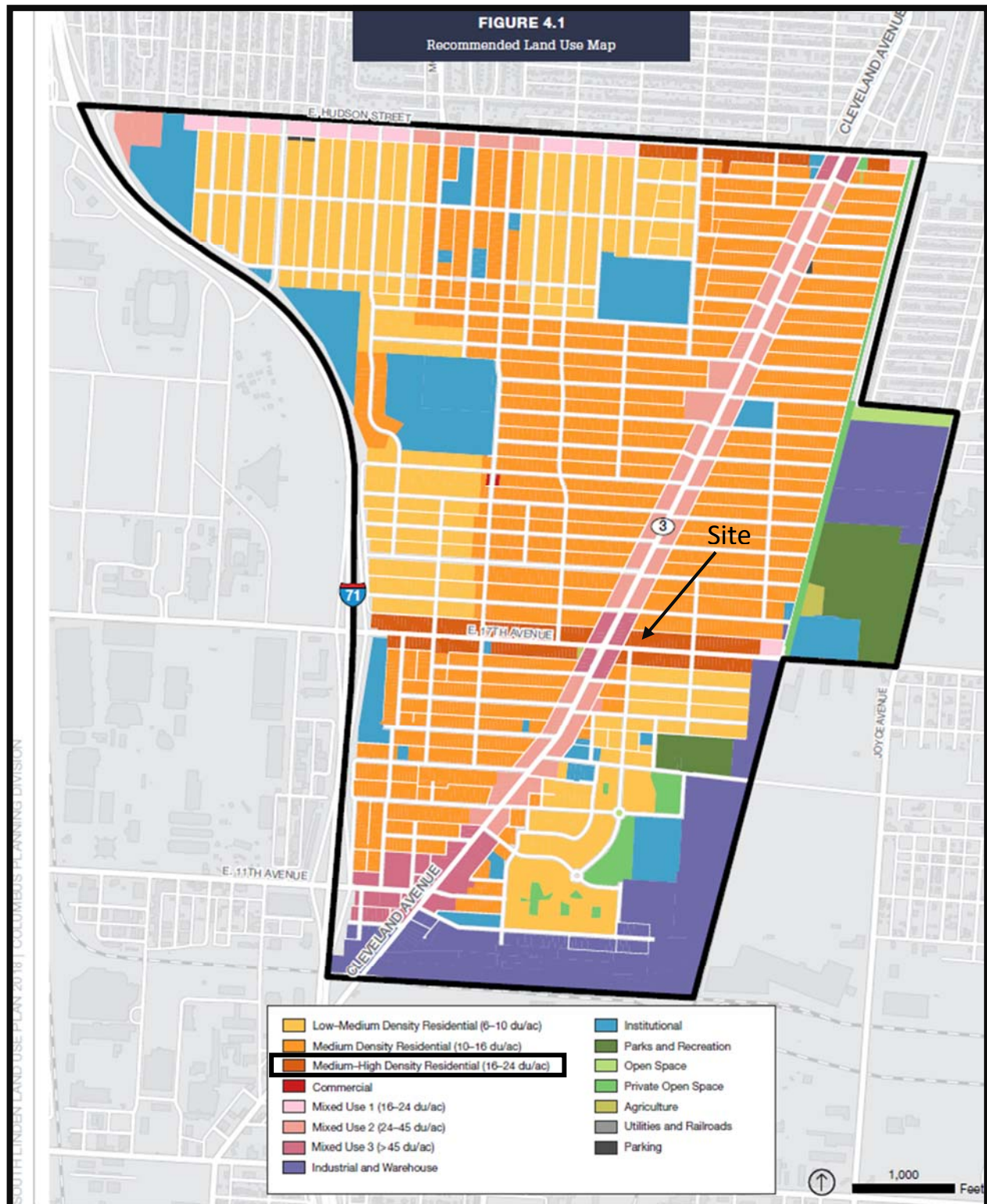
Signature of Applicant



Date 11/14/22



CV22-126  
1230 E. 17<sup>th</sup> Ave.  
.12 Acres



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1230 E. 17<sup>th</sup> Ave.  
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# 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 CV22-126  
Address 1230 E. 17th Avenue  
Group Name South Linden Area Commission  
Meeting Date February 21, 2023  
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:

- Developer is proposing new construction of fifteen (15) duplex dwellings that complement existing designs of two-story two-family units throughout the community, maintains affordability based on HUD guidelines, and improves density towards meeting anticipated population increase according to the MORPC 2050 Report.
- Granting variances expands the permitted use on property zoned R3 Residential to include duplex dwellings (two-family units) with reduced lot width and reduced parking allowance.
- Granting variances does not adversely affect the surrounding neighbors.

With 8 Area Commissioners in attendance Quorum is Met. The South Linden Area Commission convened its regularly scheduled meeting 2.21.23 this date. Having heard statements made, reviewed supporting documentation, and engaged meaningful discussions to clarify and satisfy concerns, Commissioner Jamison moved, with a second from Commissioner P. Williams, to issue its **RECOMMENDATION OF APPROVAL**. The Chair opened for additional questions and hearing none, called for the Voice Vote as follows:

Voice Vote Approval: Motion Passed with 6 In FAVOR; 2 Abstention(s); 0 Opposition(s)  
☒ Duckworth  
☐ Erkins absent  
☒ Ferguson  
☒ Jamison  
☐ Redman Abstain  
☒ K. Wade  
☐ T. Wade Abstain  
☒ P. Williams  
☒ S. N. Williams

Vote 6 : 2 : 0  
Signature of Authorized Representative Peggy R. Williams, Zoning Chair  
Recommending Group Title SOUTH LINDEN AREA COMMISSION  
Daytime Phone Number (614) 309-5548

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.

## 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

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-126

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) Emily Long Rayfield, Applicant

of (COMPLETE ADDRESS) PO Box 77499, Columbus, OH 43207

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. Emily Long Rayfield, Senior Development Manager HNHF Realty Collaborative P.O. Box 77499, Columbus, OH 43207	2. Hope K. Paxson, Vice President COCIC - Franklin County Land Bank 845 Parsons Ave, Columbus, OH 43206
3.	4.

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

SIGNATURE OF AFFIANT

Emily Long Rayfield

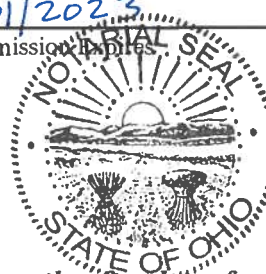
Sworn to before me and signed in my presence this 14<sup>th</sup> day of November, in the year 2022

Lydia Prenger

SIGNATURE OF NOTARY PUBLIC

01/31/2023  
My Commission Expires

Notary Seal Here



LYDIA PRENGER  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Franklin County  
My Comm. Exp. 1/31/2023

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