

GENERAL INFO

Address: 1244 Manor Drive
Columbus, Ohio 43232

Scope of Project: Construction of a new single-story duplex.

Parcel: Franklin County 550-156160-00

Dwelling Unit #1 SF: 1,094 sf (Attached garage and 263 sf Porch 66 sf)

Dwelling Unit #2 SF: 1,094 sf (Attached garage and 263 sf Porch 66 sf)

ZONING: Residential R1, H-35

| Minimum Lot Size | Actual |
|-------------------|--------------------------|
| Lot Size | 8,190 sf |
| Minimum Lot Width | Actual |
| Lot Width | 58.50' |
| Building Coverage | Actual |
| New Duplex | 2,852 sf |
| | 4,095 sf (50% allowable) |

LIST OF VARIANCES

- 1244 Manor Drive
R1, Residential
List of Requested Variances
- Request a variance from Section 3312.27 (Parking Setback) to reduce the parking setback from 11'-9" to 0'.
- Request a variance from Section 3332.03 (R-1 Residential District) to allow for a two-unit dwelling on a single lot.
- Request a variance from Section 3332.11 (R-1 Area district requirements) to allow for a two-unit dwelling unit to be situated on a lot of 8,190 sf.
- Request a variance from Section 3333.27 (Rear yard) to reduce the required rear yard from 2,048 sf (25%) to 1,471 sf (18%).

Signature

[Handwritten Signature]

Date April 10, 2023

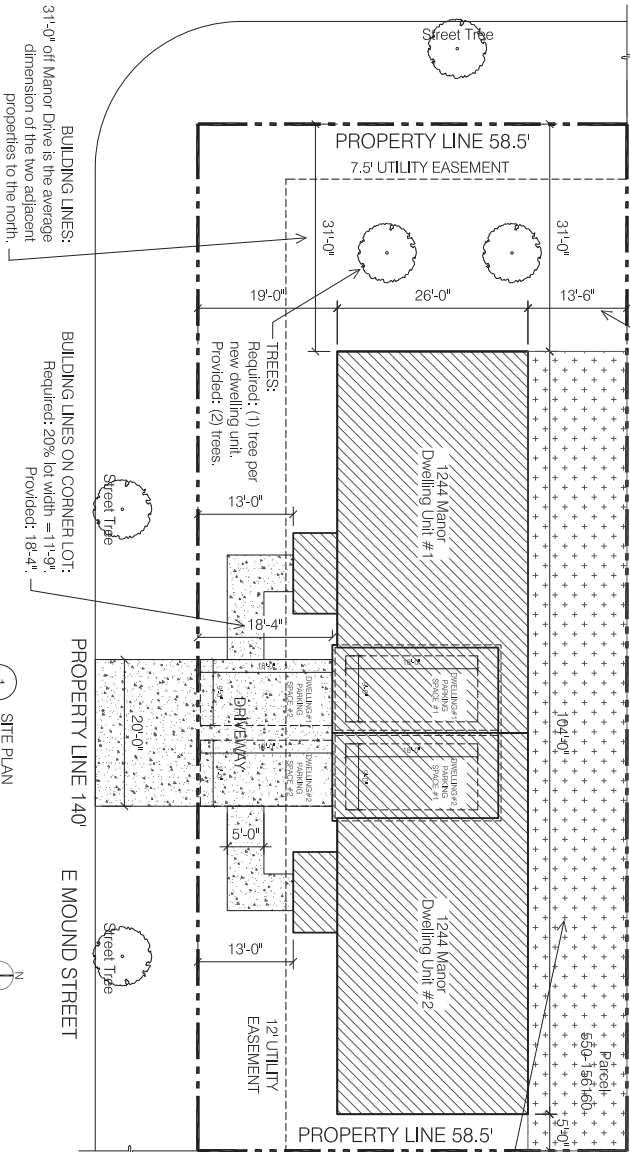
Zoning: ANNEX7663, Residential, R1, 6/10/1970, H-35

Lot Width: 58.50 feet
Lot Area: 8,190 sf
Dwelling Unit #1 Area: 1,097 sf
Dwelling Unit #2 Area: 1,097 sf

REAR YARD:
Required: 2,048 sf (25%)
Provided: 1,471 sf (18%)
REQUEST VARIANCE.

Request variance to allow for a two-unit dwelling.

Request variance to allow for two-unit dwelling on lot size of 8,190 sf.



BUILDING LINES:
31'-0" off Manor Drive is the average dimension of the two adjacent properties to the north.

BUILDING LINES ON CORNER LOT:
Required: 20% lot width = 11'-9"
Provided: 18'-4"

1 SITE PLAN SCALE: 1/8" = 1'-0"

1244 Manor Drive
R1, Residential
List of Requested Variances

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Statement of Hardship:

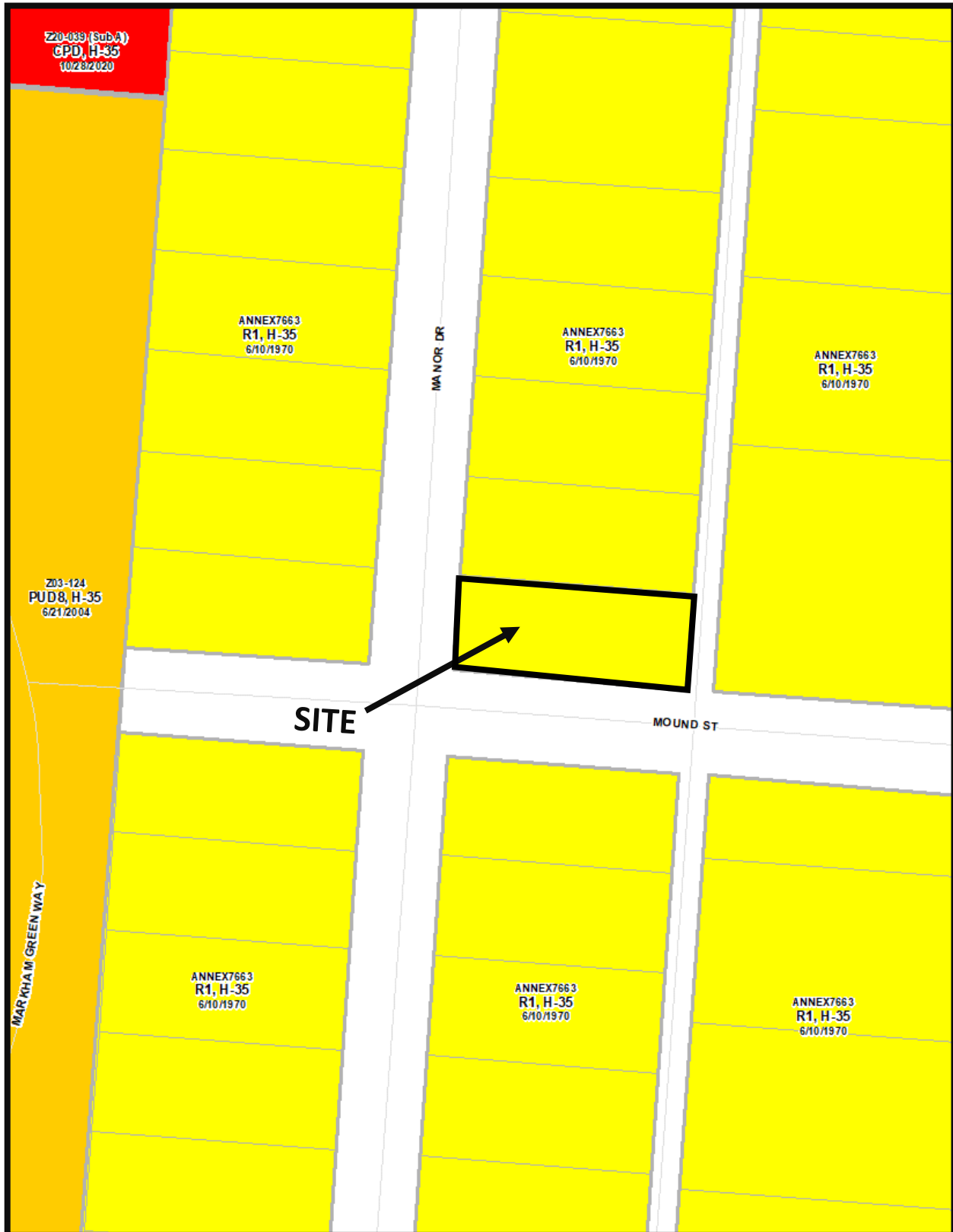
The property at 1244 Manor Drive is a vacant corner lot. The owner would like to construct a side-by-side duplex on the property. Each side of the duplex would be a single-story with a single attached garage. The new dwelling units would front onto the side street (E Mound Street). The driveways and porticos would face E Mound Street.

Due to the property being located in the R-1 zoning district, multiple variances are required. The R-1 zoning district only allows for single-family dwellings. This proposed structure would consist of a duplex on a lot size of 8,190 sf.

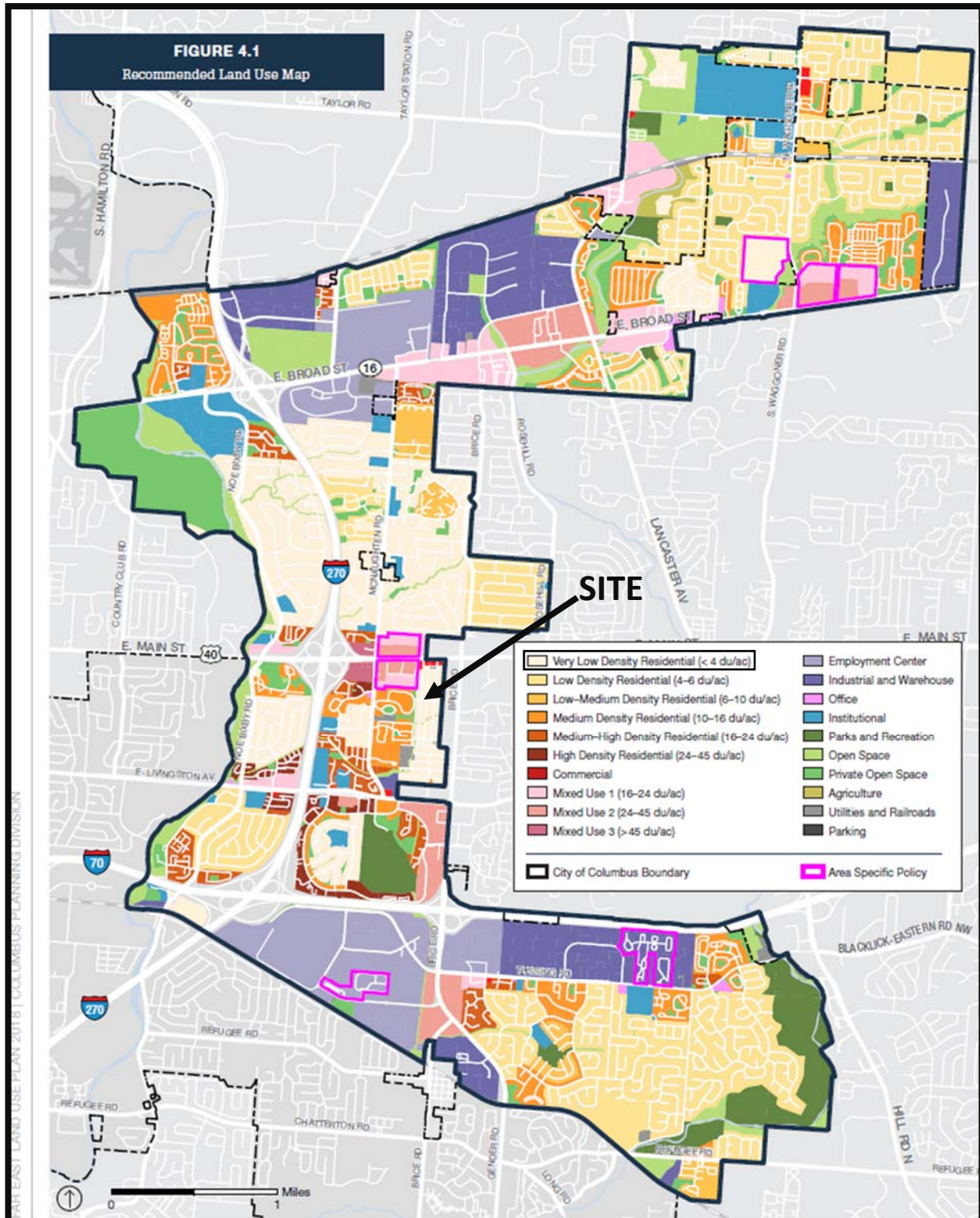
The footprint of the structure required to support the duplex is large in nature. Due to the corner lot, it is also pushed off the street in two directions. This results in a smaller rear yard than is required.



Brenda Parker
April 25, 2023



CV23-008
1244 Manor Dr.
0.19 Acres



CV23-008
1244 Manor Dr.
0.19 Acres



CV23-008
1244 Manor Dr.
0.19 Acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV23-008

Address 1244 Manor Drive

Group Name FAR EAST AREA COMMISSION

Meeting Date 04/04/2023

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:

The Far East Area Commission voted unanimous approval with a further recommendation for further evaluation of line of site from North to South of Manor Dr (opposite of parcel in question) for mirror.

(Requesting a mirror on pole on parcel across from 1244 for backing up in driveway onto street due to location on corner with shortened driveway per city of Columbus.)

Vote : *approved*

Signature of Authorized Representative *Jennifer Chamberlain*

Recommending Group Title *Far East Area Commission Chair*

Daytime Phone Number *614 307-4708*

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 #: CV23-008

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) Brenda Parker
of (COMPLETE ADDRESS) 405 N Front Street, Columbus, Ohio 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

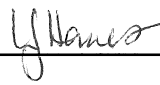
(Limited to 3 lines per box)

| | |
|---|----|
| 1. Corner Stone Property Investments LLC 1072 Barberry Lane, Columbus, Ohio 43213 | 2. |
| 3. | 4. |

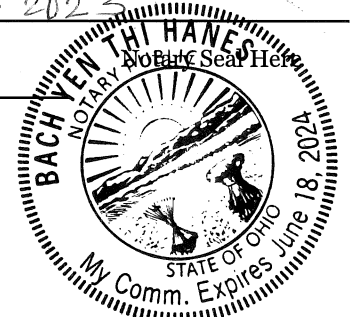
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 24 day of January, in the year 2023

SIGNATURE OF NOTARY PUBLIC 

June 18, 2024
My Commission Expires



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