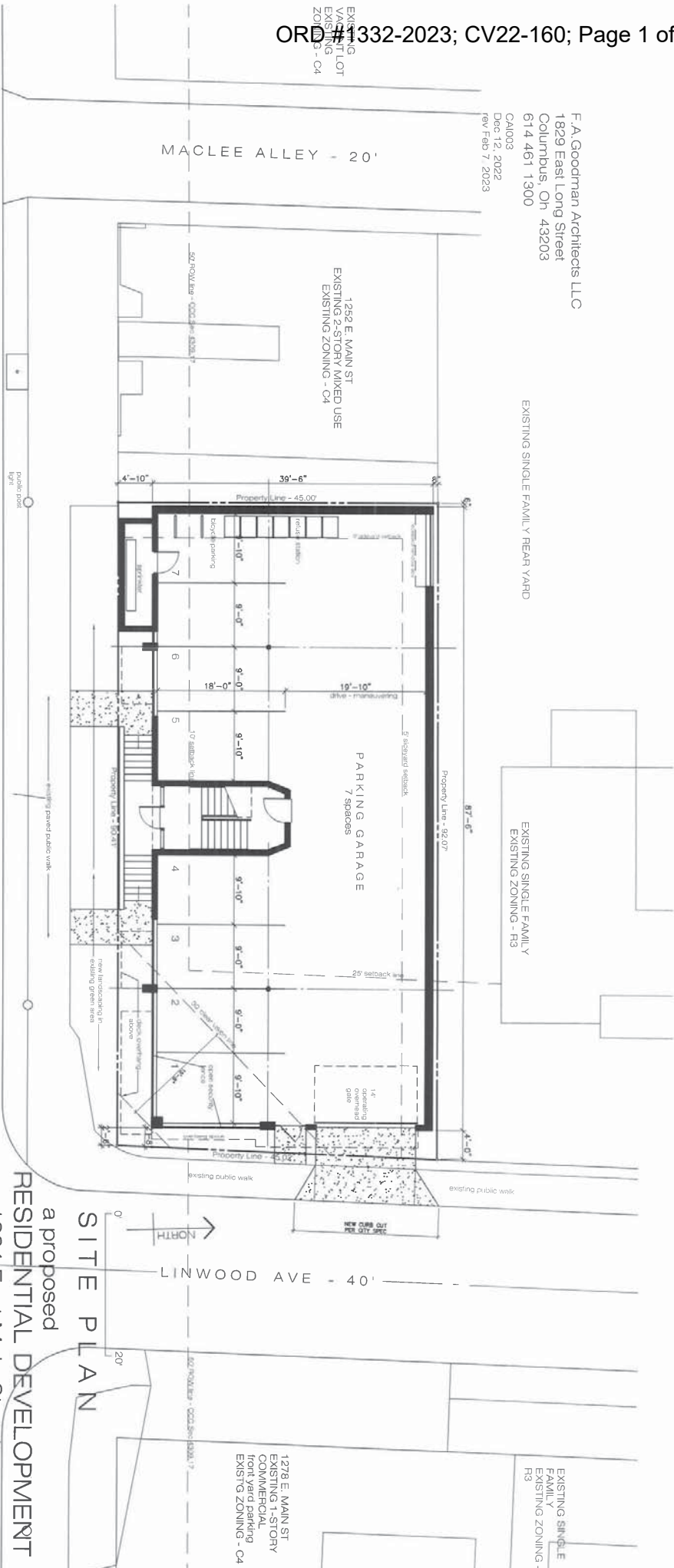


F. A. Goodman Architects LLC
1829 East Long Street
Columbus, Oh 43203
614 461 1300
CA003
Dec 12, 2022
REV Feb 7, 2023

EXISTING SINGLE FAMILY REAR YARD

EXISTING SINGLE FAMILY
EXISTING ZONING - R3

EXISTING SINGLE
FAMILY
EXISTING ZONING -
R3



Data - Contd

Project will comply with applicable requirements of Columbus Zoning Code
Sections:
3312.21 - Landscaping and Screening
3312.39 - striping/markings
3312.43 - Surface
3312.45 - Wheel stops/curb.

Data - Contd

living units: studio 1
1 br 1
2 br 5
total 7 units
site area/du - required - 1500 sf/du
provided - 513 sf/du
parking - required - 12 spaces - ratio 1.5/du
provided - 7 spaces - ratio - 1.0/du
ground coverage 3,635 sf - 88.85%

SITE DEVELOPMENT DATA

Existing zoning classification - C4 Commercial
Site currently vacant
Proposed zoning classification - AR-O Apartment/Office
(evaluation using R4 stds.)
Parcel No - 010-302564
Site area - 4,106 s.f. - .094 acre

EAST MAIN STREET - 80'

RESIDENTIAL DEVELOPMENT

a proposed
1264 East Main Street

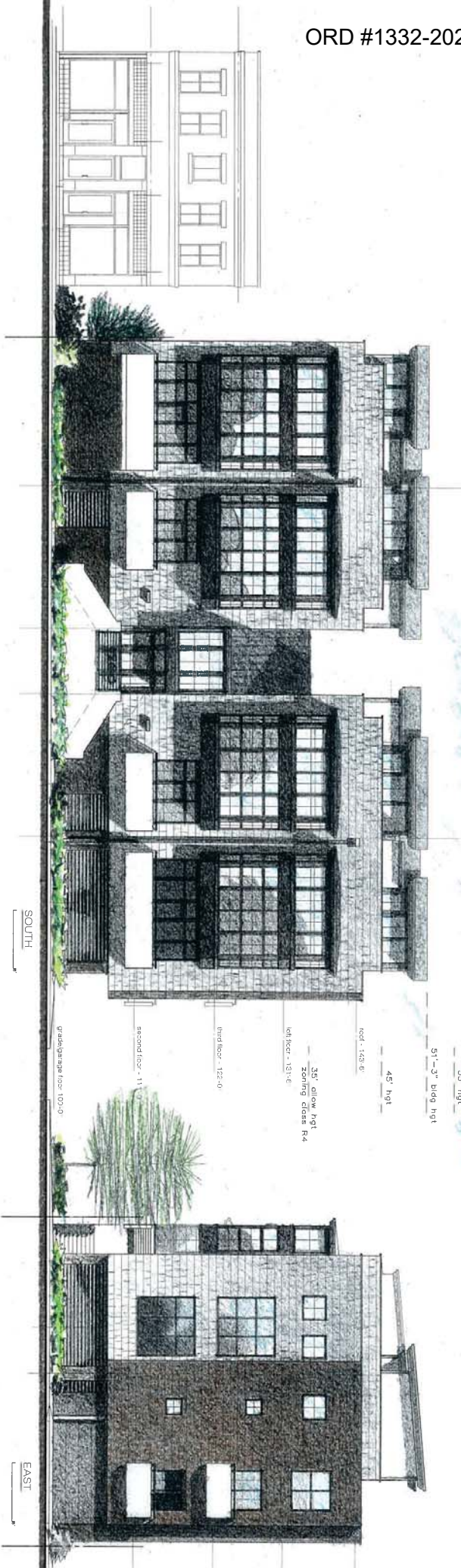
SITE PLAN

by:
CAI DEVELOPMENT, Inc.
4698 Trabue Road
Columbus, Oh 43228

Jonathan Cai
Jonathan Cai

4-5-2023
Date

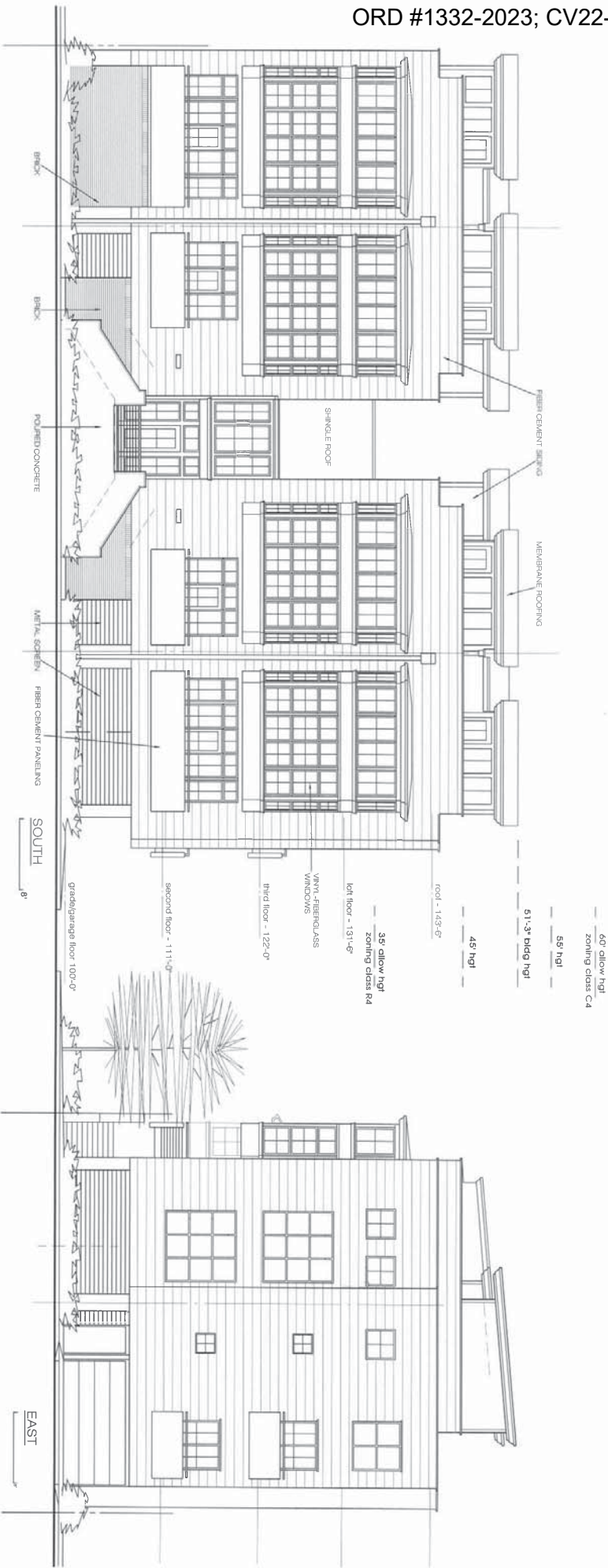
Building Elevations Sheet 1



CV22-160 Final Received 4/5/2023; 2 of 5

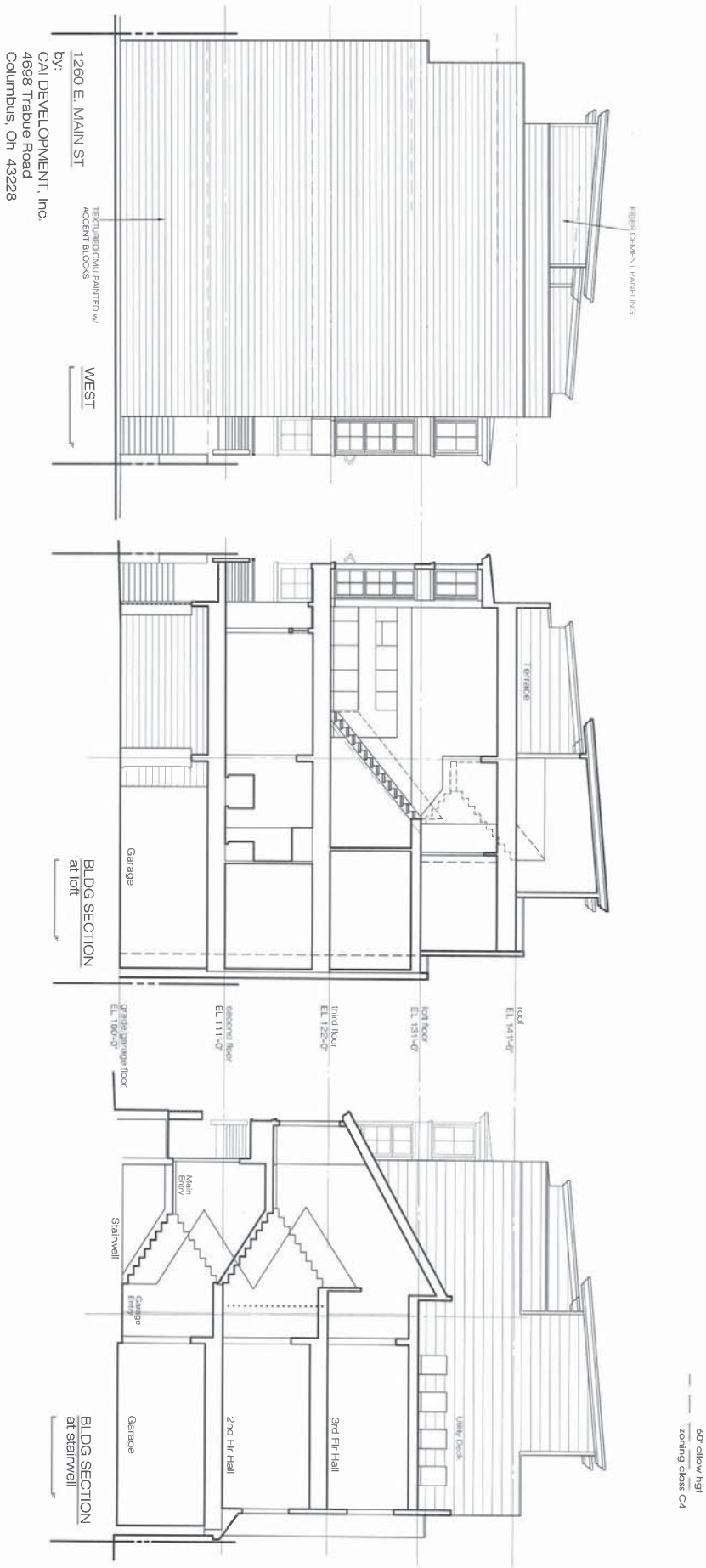
Jonathan Cai

Building Elevations Sheet 2



CV22-160 Final Received 4/5/2023; 3 of 5

Jordan Cai



Building Elevations Sheet 3

CV22-160 Final Received 4/5/2023; 4 of 5

Jonathan Cai



Jianxin Cai

STATEMENT OF HARDSHIP

CV22-160

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):

Signature of Applicant

Jianshen Cai

Date

12-28-2022

STATEMENT OF HARDSHIP For:

Proposed Residential Project 1264

East Main Street.

Columbus, Ohio

Developed by:

CAI DEVELOPMENT, Inc.

4698 Trabue Road Columbus

Ohio 43228

1. There is a hardship for this owner because the current zoning code does not readily permit reconstruction of traditional “old city” urban corridors of which this project would become a part. The urban corridor was created by the original developer/builders as an answer to resident’s needs. Such traditional conditions create a desirable neighborhood character.
2. There is a hardship in integrating the existing traditional neighborhood “corner anchor” architectural character under existing requirements. The variances allow an architectural design that reestablishes the original urban corridor streetscape by filling in empty lots such as this one. The “old city” multistory design also provides an architectural transition to neighboring residential properties on intersecting streets.
3. There is a hardship for this owner because the applicable front and side setbacks cover a large area of the lot leaving little usable lot space. The variances will make the traditional urban multistory residential design concept possible on a small lot typical of the neighborhood.
4. There is a hardship for the owner to provide on-site parking for residents. The variances will allow parking to be in the setbacks and to have maneuvering space, though less than required, is consistent with many actual old city parking situations.
5. The requested variances will have a positive effect on the adjacent properties and surrounding neighborhood by allowing re-creation of the original neighborhood character at this the corner and filling in an existing unsightly lot.
6. There is a hardship because parking required by the zoning code does not account for existing adjacent on-street parking. When including on-street parking, the design has more parking within its perimeter than the parking needs it generates.

Prepared by

F.A. Goodman Architects LLC; tgoodman@fagoodman.com

CAI003

December 08, 2022

Rev Feb 07, 2023

VARIANCES REQUESTED

For:

Proposed Residential Project

1264 East Main Street

Columbus, Ohio

Developed by:

CAI DEVELOPMENT, Inc.

4698 Trabue Road

Columbus, Ohio 43228

In general, the requested variances allow an architectural character and residential density on this lot typical of much of the original commercial corridor development along East Main Street which has since been demolished. This listing was developed in coordination with the City Zoning Staff.

3333.18 – Building Setbacks: To vary the Main Street setback from 10' to 0'. To vary the Linwood Ave. setback from 25' to 0'. Permits lot coverage that allows an architectural concept consistent with traditional corner commercial architecture.

3333.24 – Rear Yard: To vary the rear yard requirement from 25% to 0%. Permits lot coverage that allows an architectural concept consistent with traditional corner commercial architecture.

3333.15 – Building Lot Coverage: To vary the lot coverage from 50% to 90%. Permits lot coverage that allows an architectural concept consistent with traditional corner commercial architecture and with other Main Street and neighborhood lots.

3321.05(A)(1) & 3321.05(B)(2) – Clear Vision Triangle: To vary the size of the required 10' clear vision triangle into the garage entrance and to obstruct the 30' by 30' clear vision triangle at the corner of East Main Street and Linwood Avenue. Reductions will allow the traditional urban corner architectural character. The architectural design includes open fencing at the corner at ground level around the parking garage providing veiled visibility over a 20' triangle.

3333.23 – Minimum Side Yard: To reduce minimum side yard from 5' to 0'. Will permit lot coverage that allows an architectural concept consistent with traditional corner commercial architecture.

3312.49 - Off Street Parking: To reduce the required parking from 1.5 spaces per dwelling unit (12 spaces) to 1.0 spaces per dwelling unit (7 spaces). As proposed, one space of covered parking is dedicated to each living unit. Additional existing adjacent on-street parking of 3 spaces is available. Further, other transportation options typical of urban living such as walkability, bicycling, city bus and for-hire auto are readily accessible. Finally, private secure bicycle and scooter parking is provided.

3321.07(B) – Dwelling Unit Tree: to reduce the required on-lot tree count from 1 to 0. Typical of traditional urban corridor lots, there is no on-site space for trees. Existing lawn space in front of this lot in the public right-of-way will be landscaped in a manner agreeable to the City.

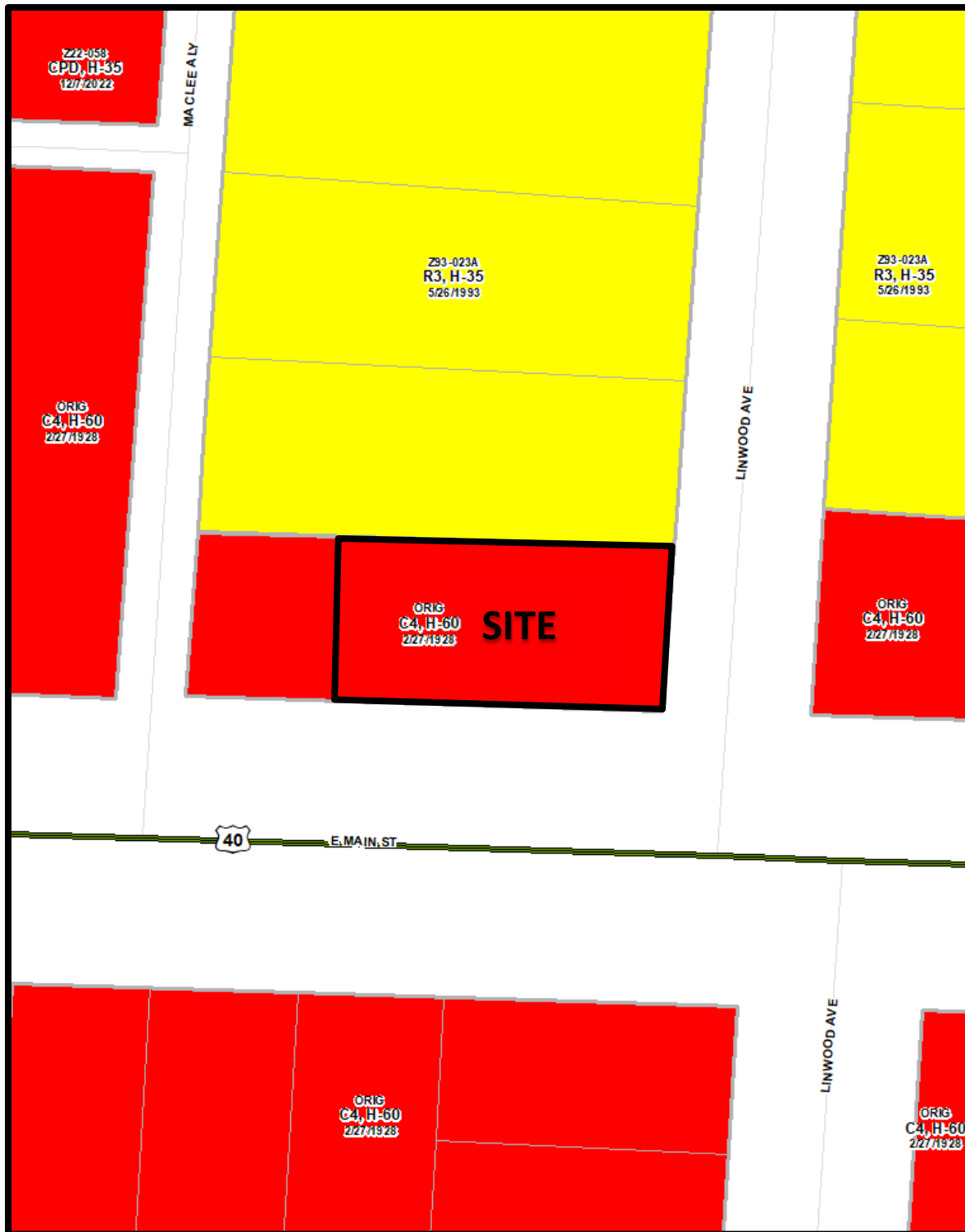
Prepared by:

F.A. Goodman Architects LLC; tgoodman@fagoodman.com

CAI001

December 08, 2022

Rev 01-20-23



CV22-160
1264 E. Main St.
Approximately 0.09 acres



CV22-160
1264 E. Main St.
Approximately 0.09 acres

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

Case Number

CV22-160 and 722-100

Address

1264 E Main St

Group Name

New East Area Commission

Meeting Date

3/9/2023

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:

Vote

8-3-2

Signature of Authorized Representative

CP

Recommending Group Title

Chair

Daytime Phone Number

614 903 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 #: CV22-160

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) Jianshen Cai

of (COMPLETE ADDRESS) 4698 Trabue Road, Columbus OH 43228

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)

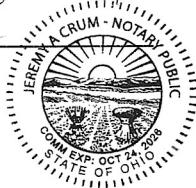
1. <u>1252 E. Main LLC</u> <u>Jianshen Cai 419-450-9350</u> <u>4698 Trabue Road, Columbus, OH 43228</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 1 day of November, in the year 2022


SIGNATURE OF NOTARY PUBLIC



10/24/2026
My Commission Expires

Notary Seal Here

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