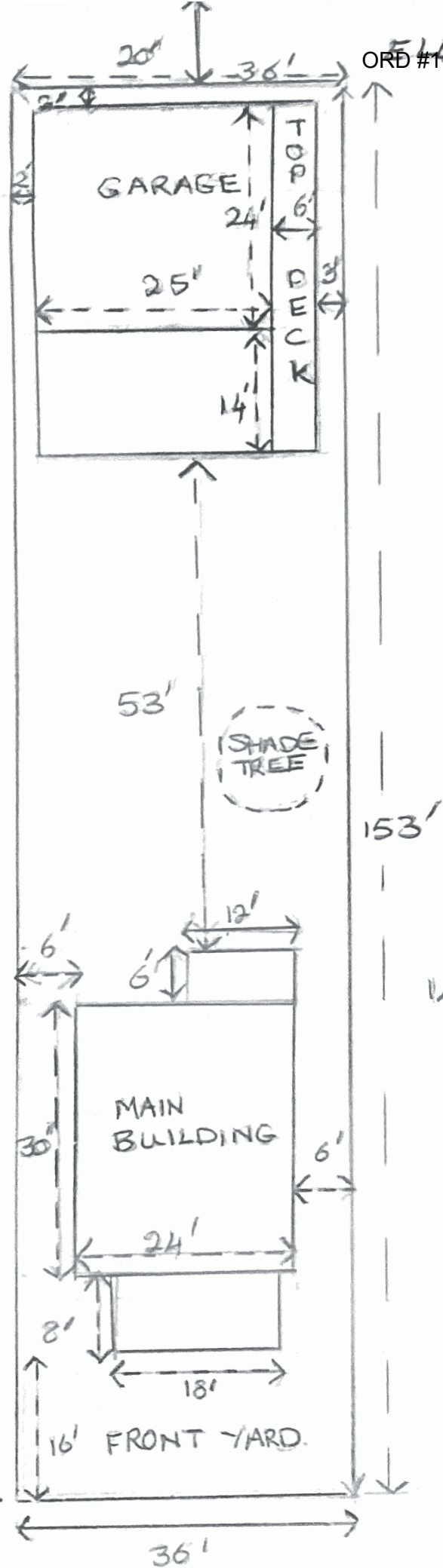


FINAL SITE PLAN RECEIVED 04.16.2024 SHEET 1 OF 1 CV23158

ALLEY

1448-1450



PROPOSED  
SITE  
PLAN

DEC 7, 2023

1462

1464

APTS

MILLER AVENUE

**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):**

✦ Signature of Applicant



✦ Date

Dec 28, 2023

## Statement of Hardship

Property Address: 1454 Franklin Avenue, Columbus OH 43205  
Parcel Number: 010-056777-00  
Current District: R-3  
Applicant: Kiran Ahmad

The applicant proposes construction of a detached two-car garage with an additional dwelling unit (ADU) above. The property is currently zoned as R-3, which permits the construction of one single-family dwelling; thus, the revisions to the site plan will require adjustments to the current zoning to allow variances for the proposed development. The applicant, therefore, requests the following variances.

1. Section 3332.035, R-3 residential district to permit a single-unit dwelling above a detached garage (carriage house) on the rear of a lot that currently has a single-family dwelling.
2. Variance to 3332.05 Area District Lot Width Requirements, requires that no building be erected on a lot with a width measured at the front lot line of no less than 50 feet. The applicant proposes to maintain a lot width of 36 feet.
3. Section 3332.13, Area District Requirements, requires that no dwelling or principal building be situated on a lot no less than 5000 square feet in area. The applicant proposes two single-unit dwellings on a single lot area of 3,888 square feet (pursuant to lot area calculation in 3332.18(C)).
4. Section 3332.19 Fronting requires each dwelling or principal building to front upon a public street. The applicant proposes that the detached garage and additional dwelling unit front upon the alley/private street, as described in the attached Site Plan.
5. Variance to 3332.25 B which requires 20% of the lot's width as Maximum Side Yard (sum of both side yards) so 7.2 feet for a 36-ft wide lot, to allow a maximum side yard of 5 feet.
6. Section 3332.27, Rear yard, requires that each dwelling provides a rear yard of no less than 25%; the applicant proposes 26.5% for the single-family dwelling and 0% for the carriage house.
7. Variance to 3312.49 C, Table 1 which requires two parking spaces per dwelling unit. Proposal to build a 2 car carriage house. The 2 dwellings will require a total of 4 parking spaces. The carriage house has only 2 parking spaces. The applicant is requesting a reduction of 4 parking spaces to 2 parking spaces.

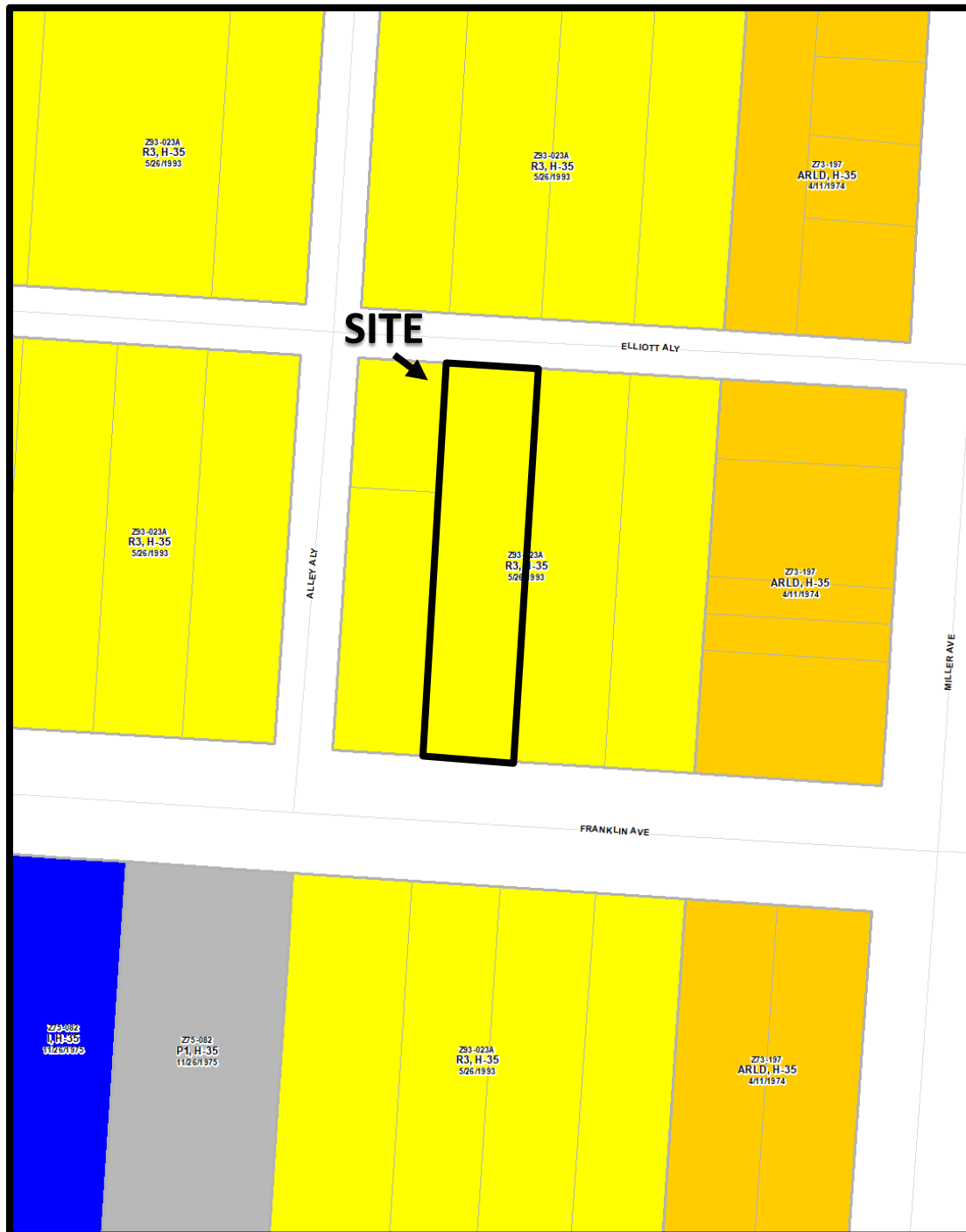
8. Variance to 3332.26 B1 to allow 2-ft minimum side yards for the proposed carriage house instead of the required minimum of 3 feet. The proposed carriage house has a 2-foot side yard on the east side and a 3-foot side yard on the west.  
The proposed carriage house is 31 feet wide. (6 feet of that is an upper deck on the east side) This allows 3 feet side yard on the east side of the carriage house and 2 feet side yard on the west side of the carriage house.

Applicant respectfully submits that the requested variances are warranted for this specific lot, will not seriously affect any adjoining property or the general welfare.

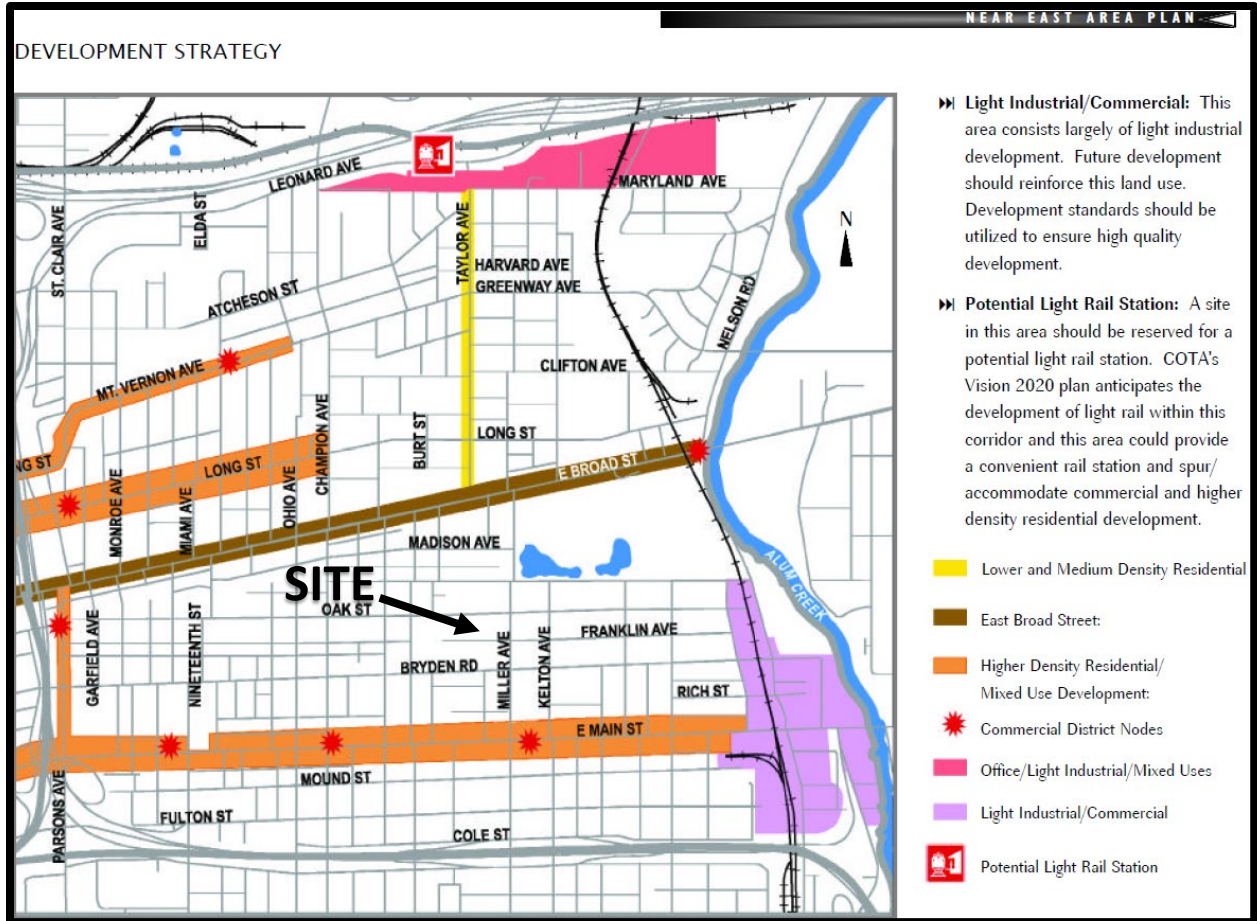
Respectfully submitted.

Kiran Ahmad

Date: January 25, 2024



CV23-158  
1454 Franklin Ave.  
Approximately 0.13 acres



CV23-158  
1454 Franklin Ave.  
Approximately 0.13 acres





CV23-158  
1454 Franklin Ave.  
Approximately 0.13 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 CV23-158

Address 1454 FRANKLIN AVENUE

Group Name NEAR EAST AREA COMMISSION

Meeting Date 9/11/2024

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 9/0/1

Signature of Authorized Representative [Signature]

Recommending Group Title Chair

Daytime Phone Number 614 403 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 #: CV23-158

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) KIRAN AHMAD  
of (COMPLETE ADDRESS) 1454 FRANKLIN AVENUE, COLUMBUS OH 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 0  
(Limited to 3 lines per box)

|   |    |
|---|----|
| 1. KIRAN AHMAD<br>1454 FRANKLIN AVE, COLUMBUS OH 43205<br>0 | 2. |
| 3.  | 4. |

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

SIGNATURE OF AFFIANT Kiran Ahmad

Sworn to before me and signed in my presence this 27 day of December, in the year 2023

Chloe M. Isom

SIGNATURE OF NOTARY PUBLIC

October 15 2028  
My Commission Expires

Notary Seal Here



**CHLOE M. ISOM**  
Notary Public, State of Ohio  
Commission No. 2023-RE-869512  
My Commission Expires  
October 15, 2028

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