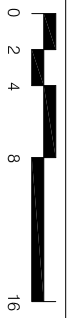


NOV 16, 2018

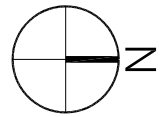
B.S.P.

1

OVERALL SITE PLAN



SCALE: 3/32" = 1'-0"



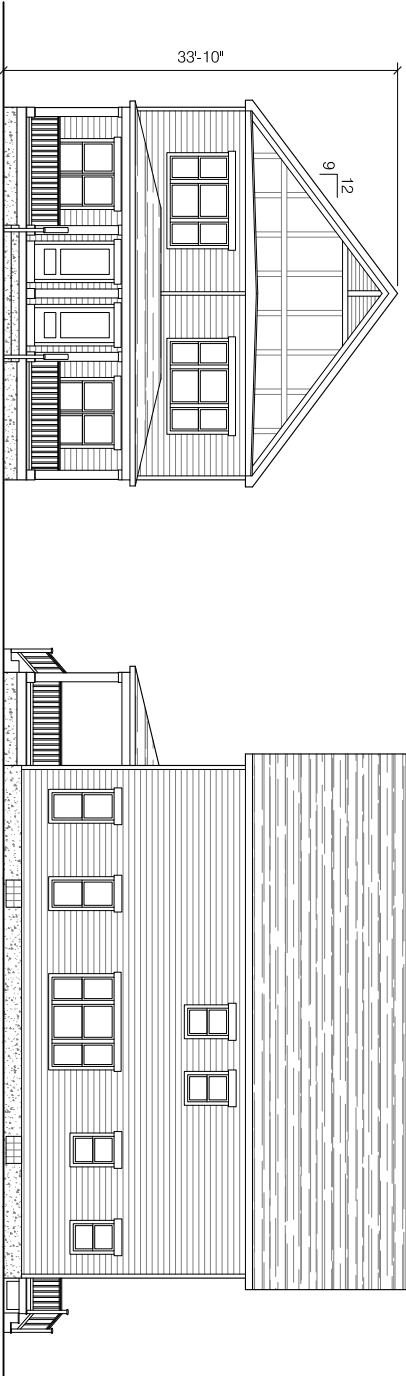
SITE PLAN
Scale: 3/32" = 1'-0"

249-251 Taylor Ave
November 16, 2018

- Gables: Handpainted siding, smooth; paint in field with (1) coat primer + (2) coats acrylic.
- Gable Louver: Custom aluminum triangular louver (total of 2), 9'12" pitch, 56" width, 42" height, 360 sq in free area, American Louver & Vent Co.
- Trim (Head): Corner Trim 5/4 x 3-1/2" smooth, Gable Trim 4/4 x 3-1/2" smooth, Casings 4/4 x 1-1/4" at head, 5/4 x 3-1/2" inside & sill, smooth.
- Eave Soffit: Horizontal Gable Trim Board, 4/4 x 11-1/4" tapered to 5" with 5/4 x 1-1/2" cap.
- Gable Soffit: N/S - Beaded vinyl on LP Flameblock, E/W - Beaded vinyl
- Base: Concrete foundation wall.
- Roof: Asphalt shingle; CertainTeed 3-tab, Nickel Gray.
- Gutter/Fascia: Aluminum open gutter on 1x8 HardTrim fascia on 2x surfaced.
- Front Porch: Decking: Treated wood or TimberTech Terrain decking.
- Skirt Board: 4/4 x 9-1/4" smooth, Beam Wrap: 4/4 x 9-1/4" smooth, Soffit: Vinyl beaded soffit, Ceiling: Vinyl beaded or Paulownia wood, Slat: Cash-in-place concrete, Guardrail: TimberTech Radiance Rail or treated wood 36" height, Columns: 4/4 x 3-1/4" painted 1/4" with 4/4 x 9-1/4" base trim w/ chamfered top edge, 4/4 x 3-1/4" top trim.
- Rear Landing: Decking: Treated wood or TimberTech Terrain decking.
- Skirt Board: 4/4 x 7-1/4" smooth, Slat: Treated wood or TimberTech Terrain decking on treated stringers, Guardrail: TimberTech Radiance Rail or treated wood, 36" height.

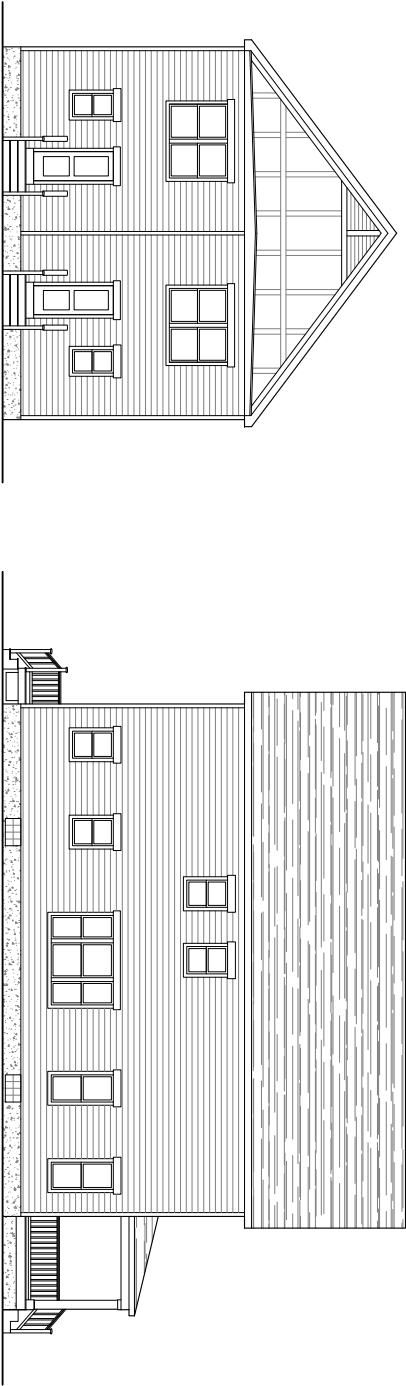


B.S. Parker



East Elevation (Front)

North Elevation (Side)



West Elevation (Rear)

South Elevation (Side)

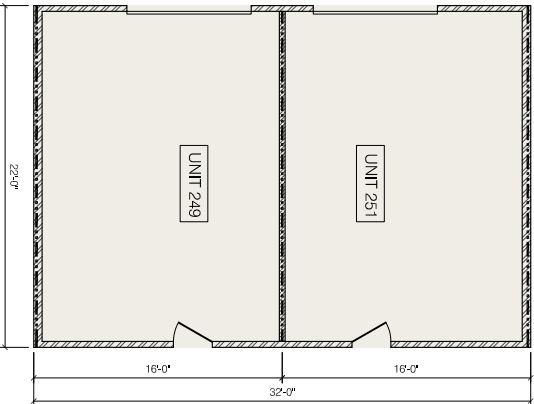
ELEVATIONS

Scale: 3/32" = 1'-0"

249-251 Taylor Ave
August 3, 2018



BSP

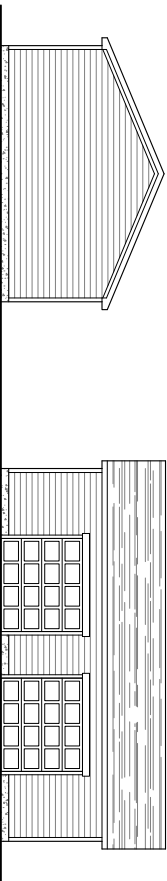


Garage Plan
Scale: 1/8" = 1'-0"



South Elevation (Side)

East Elevation (Yard)



North Elevation (Side)

West Elevation (Alley)

Garage Elevations
Scale: 3/32" = 1'-0"

- Exterior Materials:
Body: Vinyl lap siding w/ 6" exposure.
Trim (Head): Corner Trim 5/4 x 3-1/2" smooth.
Gable Trim 5/4 x 5-1/2" smooth.
Casing 5/4 x 7-1/2" at head, 5/4 x 3-1/2" jamba & sill smooth.
Fascia 4/4 x 5-1/4" smooth.
- Eave Soffit: EW - Beaded vinyl w/ hidden venting.
Gable Soffit: NS- Beaded vinyl on LP Flameblock.
- Base: Concrete foundation wall.
- Roof: Asphalt shingles; CertainTeed 3-tab, Nickel Gray.
- Gutter/Fascia: Aluminum ogee gutter on 1x8 HardTrim fascia on 2x subfascia.
- Garage Door: 8' wide x 7' height; steel, paneled.



DETACHED GARAGE
Scale: As Noted

249-251 Taylor Ave
August 3, 2018

STATEMENT OF HARDSHIP

Application #: CV18-064

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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 discovered after your application is approved, a new application 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):

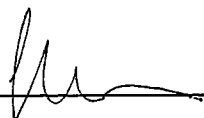
Request variance from Zoning Section 3332.035; R-3 Permitted Uses.

The R-3 zoning district allows for single-family dwellings on a lot of no less than 5,000 square feet in area.

A variance is being requested for the property at 249-251 Taylor Avenue to allow for a two-family dwelling on a lot size of 5,400 square feet in area.

The variance is being requested to allow for the construction of housing that is affordable to low-income and first-time home buyers. The area the property is located in has many two-family & multi-family properties. A diagram has been developed to identify the surrounding properties within the R-3 zoning district that contain two-family and multi-family dwellings and is attached with this application.

Signature of Applicant

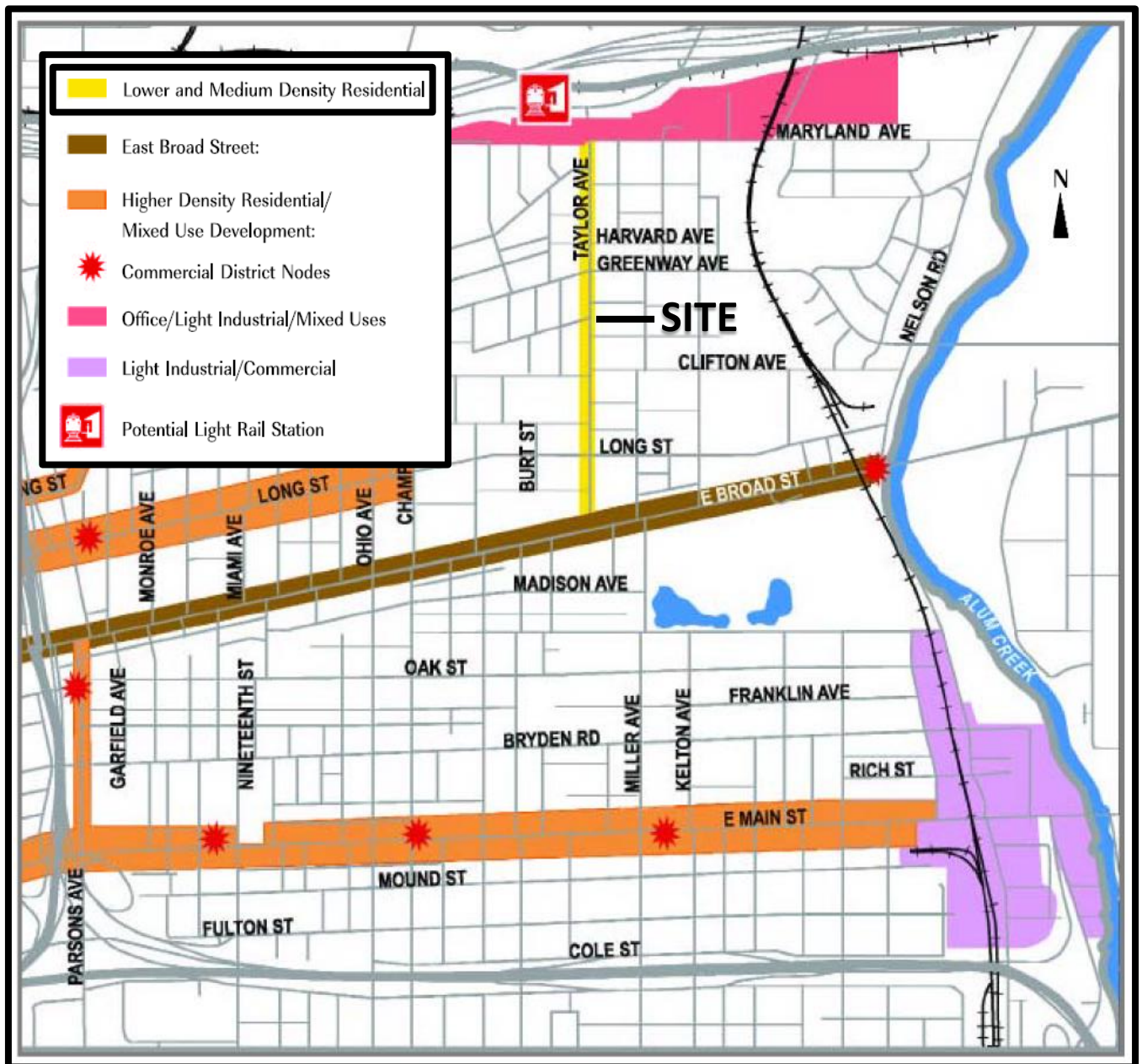


Date August 8, 2018

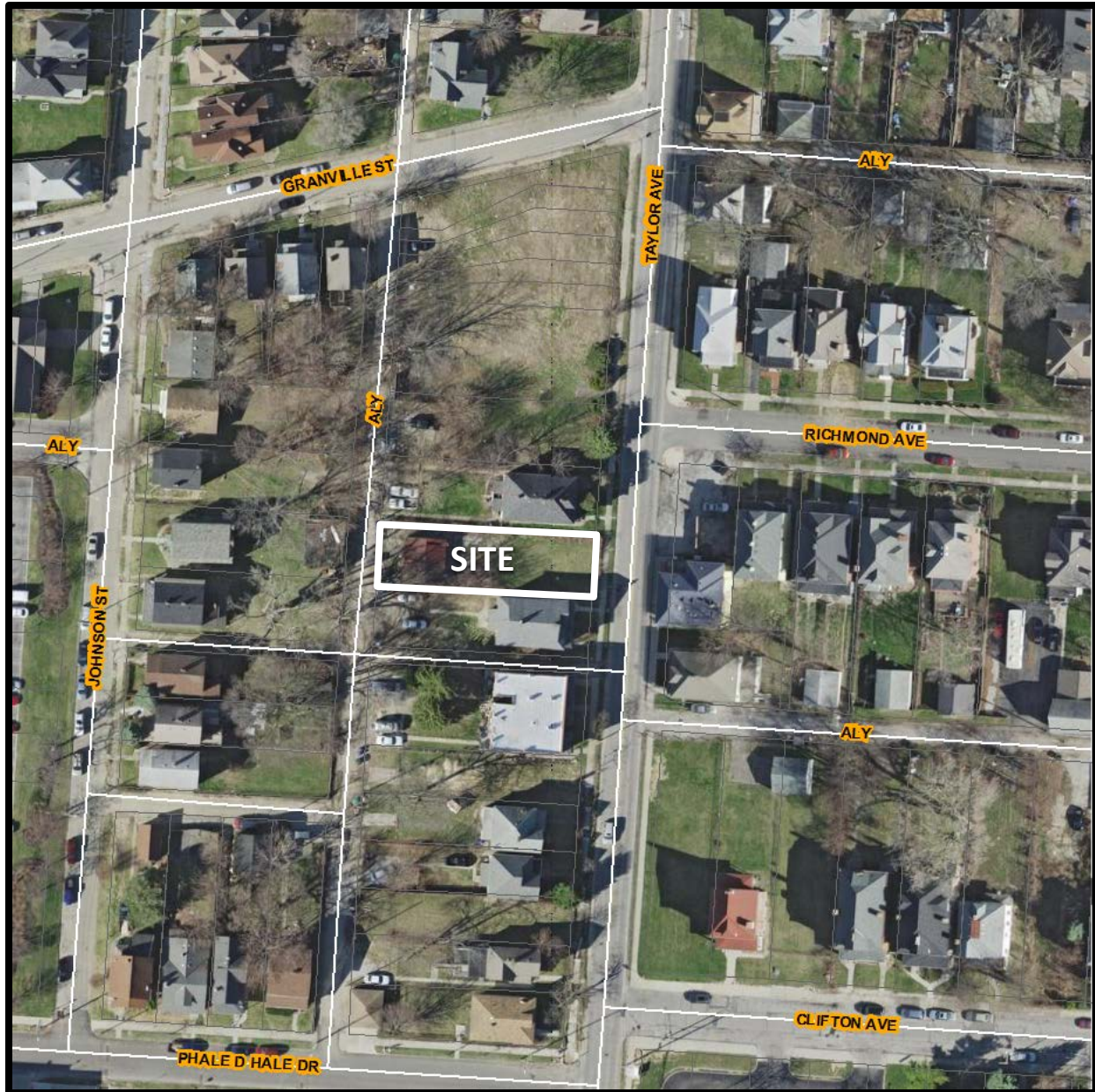


CV18-064
249-251 Taylor Avenue
Approximately 0.124 acres

Near East Area Plan (2005)



CV18-064
249-251 Taylor Avenue
Approximately 0.12 acres



CV18-064
249-251 Taylor Avenue
Approximately 0.124 acres

Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

CV18-064

Address

249-251 Taylor Ave 43203

Group Name

Near East Area Commission

Meeting Date

Nov 8, 2018

Specify Case Type

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

Recommendation

(Check only one)

- ☐ Approval
☐ Disapproval

NOTES:

Stipulation of a min of .4 square
ft. siding

Vote

12-2-0

Signature of Authorized Representative

Matthew D. Budy

Recommending Group Title

CHAIR NEAR EAST

Daytime Phone Number

614-582-3053

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.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.APPLICATION #: CV18-064STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Clarence Simmons
of (COMPLETE ADDRESS) 1650 Ridgeway Place, Columbus, Ohio 43212
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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>Simcor LLC</u> <u>1650 Ridgeway Place</u> <u>Columbus, Ohio 43212</u> <u>614-679-8914</u>	2.
3.	4.

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

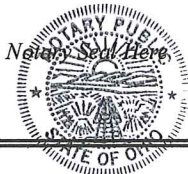
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Karalyn Grant
Feb 21, 2021

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

KARALYN GRANT
Notary Public, State Of Ohio
My Commission Expires February 21, 2021

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer