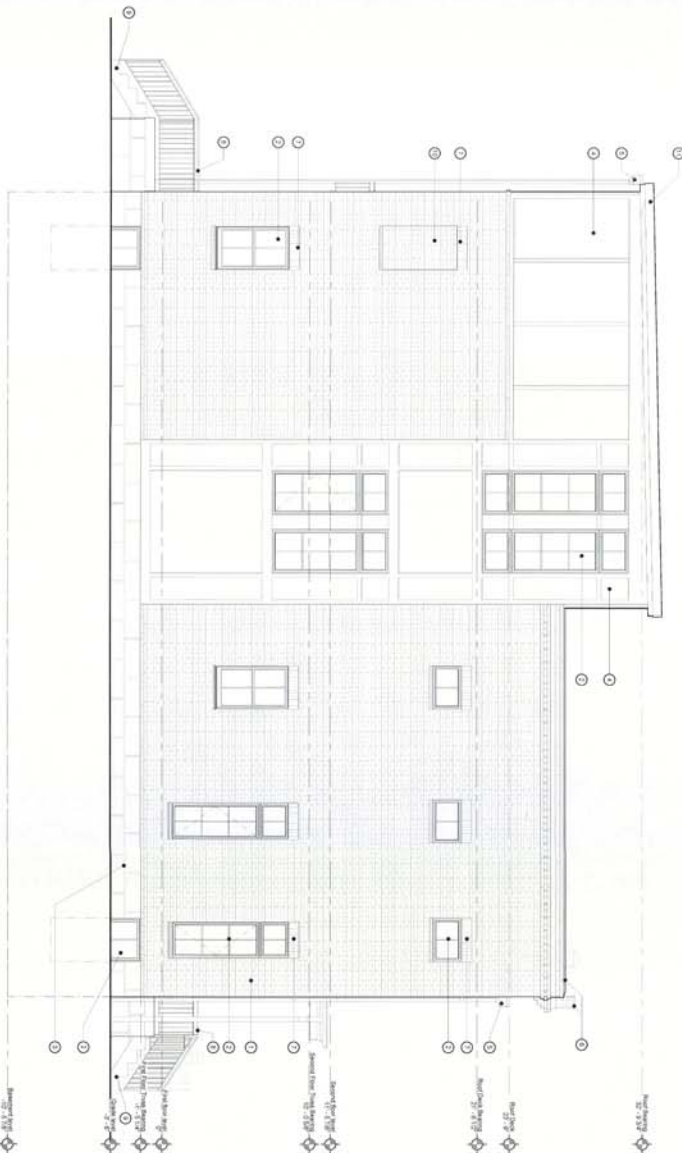


NO.	ELEVATION NOTE
1	ALL BRICK VENEER SEE FINISH SCHEDULE
2	WINDOWS FROM APPROVED LIST SEE WINDOW SCHEDULE
3	DOOR FROM APPROVED LIST SEE DOOR SCHEDULE
4	INTERIOR FINISHES SEE FINISH SCHEDULE
5	PAINTS, STAIN, AND VARNISHES SEE FINISH SCHEDULE
6	WALLS, CEILING, AND FLOORS SEE FINISH SCHEDULE
7	ROOFING SEE ROOF SCHEDULE
8	FOUNDATION SEE FOUNDATION SCHEDULE
9	MECHANICAL, ELECTRICAL, AND PLUMBING SEE MECHANICAL SCHEDULE
10	WOOD ON METAL FRAMING PAINTED
11	BRICK PAINT
12	WOOD PAINT
13	WINDOWS, DOORS, AND PATIO DOORS SEE WINDOW SCHEDULE
14	DOOR DOORS SEE DOOR SCHEDULE

*Handwritten signature*

CV18-098 Final Received 3/26/19 Page 2 of 3

1 NORTH ELEVATION (SOUTH ELEVATION MIRRORED)  
SCALE: 1/8" = 1'-0"



ELEVATION NOTES	
NO.	NOTE
1	1. ALL BRICK VENEER SEE FINISH SCHEDULE
2	2. WINDOW SILL FROM APPROVED LIST, SEE WINDOW
3	3. STONE VENEER, SEE FINISH SCHEDULE
4	4. BRICK CORNER BAND PANEL AND TRIM FINISHED
5	5. BRICK CORNER BAND PANEL AND TRIM FINISHED
6	6. STONE BAND-UP CAP, SCORED TO MATCH BRICK
7	7. BRICK CORNER BAND WINDOW HEADERS
8	8. BRICK CORNER BAND WINDOW HEADERS
9	9. CONCRETE STEPS
10	10. ROOF FLASHING FINISHED
11	11. BRICK CORNER BAND PANEL FINISH DOORS, SEE DOOR
12	12. BRICK CORNER BAND PANEL FINISH DOORS, SEE DOOR
13	13. BRICK CORNER BAND PANEL FINISH DOORS, SEE DOOR

CV18-098 FINAL Received 5/26/19 Page 3 of 3

3/24/19





ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

### STATEMENT OF HARDSHIP

Application #: CV18-098

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):

See attached Statement of Hardship.

Signature of Applicant

Date

11-8-2018

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 checks payable to the Columbus City Treasurer

**123 FRANKLIN PARK WEST**  
Council Variance CV18-098

**Requested Variance**

1. C.C. 3332.035-R-3 Residential District. Applicant is seeking approval to build a two unit dwelling.

**Statement of Hardship**

The subject site is located adjacent to Franklin Park and is zoned R-3 Residential (the “Property”). The Property is currently vacant. The R-3 Residential District generally allows one (1) single family dwelling. The Property Owner proposes to construct a two (2) unit dwelling.

Applicant submits that the requested variance will not adversely affect the surrounding property or surrounding neighborhood. Further, it 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, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

As set forth above, the Property is currently a vacant lot. Approval of the variances will enable the Property to be developed with two residential dwelling units that are both consistent and compatible with land use in the area and other properties surrounding Franklin Park. Further, it will result in substantial investment in new housing construction in the neighborhood. In order for the project to be feasible, however, the requested variances are needed.



CV18-098  
123 Franklin Park West  
Approximately 0.18 acres





CV18-098  
123 Franklin Park West  
Approximately 0.18 acres



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215

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

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

Case Number

CV18-098

Address

123 Franklin Park West 43205

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:

Vote

12-2-0

Signature of Authorized Representative

Matthew D. Bull

Recommending Group Title

CHAIR NEAC

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 #: CV18-098STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John A. Gleason  
of (COMPLETE ADDRESS) 41 South High Street, Suite 3100, 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Matthew Evans 1716 Oak Street Columbus, Ohio 43205 n/a for employees 614-390-3911	2. Joseph Palmer 85 Franklin Park West Columbus, Ohio 43205 n/a for employees 614-342-0281
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 8<sup>th</sup> day of November, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

**DRENDA G. HEANEY**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES DEC. 21, 2018

Notary Seal Here

**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