



The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

Signature: *David B. Perry* Date: 5-9-19
David B. Perry, Agent for Applicant
Signature: *Donald Plank* Date: 5/9/19
Donald Plank, Attorney for Applicant

OWNER: INTEGRITY TRUST HOMES
1288 FENBROOK DR
WARRENSBURG MO 64089
LEGAL DESCRIPTION: 88 N FIFTH ST #202
COLUMBUS, OH 43215
(614) 203-5552
lgunzelman@gunzelmanai.com
LOT 137

ARCHITECT: GUNZELMAN
architecture + interiors
Laurie Gunzelman, AIA
88 N FIFTH ST #202
COLUMBUS, OH 43215
(614) 203-5552
lgunzelman@gunzelmanai.com

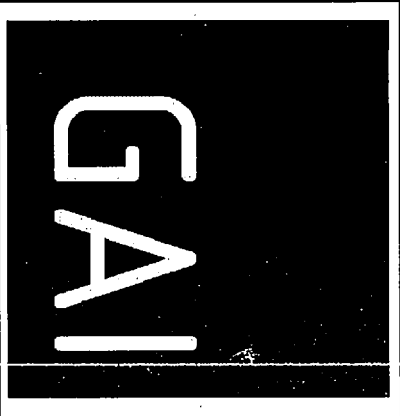
SITE ADDRESS: 1432 OAK STREET
COLUMBUS, OH 43205
TOTAL LOT AREA: .13 ACRES, 5,557 SF
ZONING: R-3 RESIDENTIAL DISTRICT
EFFECTIVE: 238 0234 05/28/1993
PARCEL # 010040625-00

THE LOCATIONS OF EXISTING, BUILDING AND ZONING INFORMATION HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT.

ZONING DATA	
PROJECT DESCRIPTION	CONSTRUCTION OF A NEW 2 DWELLING UNIT BUILDING
2 GARAGE SPACES	2,600 SF TOTAL
2 SURFACE SPACES (STACKED)	
4 TOTAL PARKING SPACES	
SET BACK	FRONT = 15' EAST SIDE = 6'-6" WEST SIDE = 6'-6" REAR = 18' DETACHED GARAGE
TOTAL LOT SF	5,557 SF .13 AC
HEIGHT DISTRICT	H-35
HEIGHT PROPOSED	27' (MIDPOINT OF ROOF)
LOT COVERAGE	5,357 SF
TOTAL LOT SF	2,110 SF (.85%)
LOT COVERAGE	1,569 SF DWELLING
REAR YARD	550 SF GARAGE
TOTAL LOT SF	5,698 SF
REAR YARD (INCLUDING GARAGE)	2,940 SF (.51%)

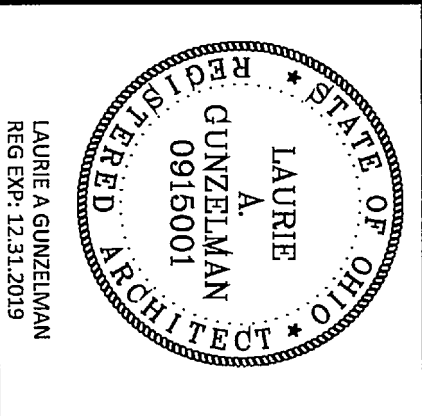
CV19-028
SHEET 1 OF 2
FINAL RECEIVED 5/9/2019

1 SITE PLAN - PROPOSED
0 5' 10' 20'
1"=10'-0"



GUNZELMAN
architecture + interiors
88 N 5th St Suite
COLUMBUS, OH 43215
P | 614.674.6696

PT #: 17-137



1432 OAK STREET
COLUMBUS OHIO 43205

ZONING VARIANCE
SITE PLAN
PHASE:
SITE DEVELOPMENT

DATE: 05.09.2019

A0.2



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Signature: *David B. Perry* Date: **5-9-19**
David B. Perry, Agent for Applicant
Signature: *Donald Plank* Date: **5/9/19**
Donald Plank, Attorney for Applicant

CV19-028
SHEET 2 OF 2
FINAL RECEIVED 5/9/2019

1 SITE PLAN - PROPOSED
0 5 10 20'
1"=10'-0"

OWNER: INTEGRITY TRUST HOMES 1208 PEMROCKE DR WARRENSBURG MO 64093		ARCHITECT: GUNZELMAN architecture + interiors Laure Gunzelman, AIA 88 N Fifth St #202 COLUMBUS, OH 43215 (614) 209-5292 lgunzelman@gunzelmanai.com			
LEGAL DESCRIPTION: LOT 138		SITE ADDRESS: 1436 OAK STREET COLUMBUS OH 43205 TOTAL LOT AREA: .13 ACRES, 5,492 SF ZONING: R-3 RESIDENTIAL DISTRICT EFFECTIVE: 2/23/2024 05/26/1993 PARCEL # 01034022-20 THE LOCATIONS OF EXISTING BUILDING AND ZONING INFORMATION HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT.			
ZONING DATA					
PROJECT DESCRIPTION	CONSTRUCTION OF A NEW 2 DWELLING UNIT BUILDING				
2 GARAGE SPACES (STACKED)	2,600 SF TOTAL				
4 TOTAL PARKING SPACES	2,600 SF TOTAL				
SET BACK	FRONT = 15' EAST SIDE = 6'-4" WEST SIDE = 6'-4" REAR = 18' DETACHED GARAGE				
TOTAL LOT SF	5,492 SF .13 AC				
HEIGHT DISTRICT	H-35				
HEIGHT PROPOSED	27' (MIDPOINT OF ROOF)				
LOT COVERAGE					
TOTAL LOT SF	5,492 SF				
LOT COVERAGE	2,110 SF (38%)				
REAR YARD				1,560 SF DWELLING	
REAR YARD (INCLUDING GARAGE)				550 SF GARAGE	
TOTAL LOT SF				5,698 SF	
REAR YARD (INCLUDING GARAGE)				2,940 SF (51%)	

1436 OAK STREET
COLUMBUS OHIO 43205

REVISIONS

DATE

ZONING VARIANCE
SITE PLAN

PHASE:
SITE DEVELOPMENT

DATE: 05.09.2019

A0.2

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COLUMBUS, OH 43215
P | 614.674.6696

PLT #: 17-137

LAURE
A
GUNZELMAN
0915001

STATE OF OHIO
REGISTERED ARCHITECT
LAURE A. GUNZELMAN
REG. EXP. 12.31.2019



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

CV19-028

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 Exhibit B

Signature of Applicant

Integrity Trust Home LLC
by David B. Prager

Date

3-15-19

Signature of Attorney

Donald Plank

Date

3/15/2019

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

Exhibit B
Statement of Hardship CV19-028
1432 Oak Street, Columbus, OH 43205

The site is two (2) platted lots zoned R-3, Residential District from the 1974 Model Cities area rezoning. Both lots are vacant. The building previously on PID: 010-013437 was a two unit building. Applicant proposes to build two (2) new two-family dwellings with one two (2) family dwelling on each parcel. The area has many forms of residential uses. The proposed two-family dwellings are consistent with the historical use of the site as well as the range of housing stock and styles in the area.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. At least one of the parcels was historically developed with a two-family dwelling and there are many forms of residential uses in the neighborhood. Applicant plans to sell the units as condominiums thereby increasing the likelihood of home ownership. The proposed use is consistent with the area and the site. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, require the variances as noted for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

- 1). Section 3332.035, R-3 Residential District, to permit two (2) two dwelling unit dwellings on separate parcels in the R-3 District.
- 2). Section 3332.05(A)(4), Area District Lot Width Requirements, to reduce required lot width from 50 feet to the existing lot widths of 36 feet.
- 3). Section 3332.13, R-3, Area District Requirements, while actual lot area is 5,486.4 square feet per lot (36'x152.4'), as required for a principal building, lot area based on Section 3332.18(C), Basis of Computing Area, is 3,888 square feet by multiplying lot width (36') by three times the lot width (108').
- 4). Section 3332.21(F), Building Lines, to reduce the Oak Street building setback for both new buildings from a calculated setback of 22.5 feet based the adjacent buildings to the east and west to 18 feet.



CV19-028
1432 Oak Street
Approximately 0.26 acres



CV19-028
1432 Oak Street
Approximately 0.26 acres

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

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

Case Number:

CU19-028

Address:

1432 Oak Street

Group Name:

Near East Area Commission

Meeting Date:

May 9, 2019

Specify Case Type:

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

Recommendation:
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

12-0-0

Signature of Authorized Representative:

SIGNATURE

CHAIR NEAC

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

614-582-3053

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or
MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

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 #: CV19-028

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 43215
deposes and states that (he/she) is the ~~APPLICANT/AGENT~~ 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

1. Integrity Trust Homes, LLC 6171 Eberstark Drive, Columbus, Ohio 43235 Number of Columbus based employees: Zero (0) Contact: Shane Hunt, Phone: (317) 370-1372	2. _____
3. _____	4. _____

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

SIGNATURE OF AFFIANT

Donald PlankSubscribed to me in my presence and before me this 15th day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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