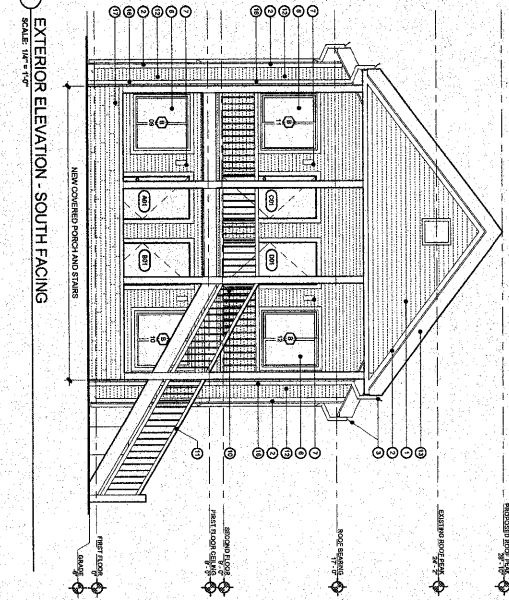
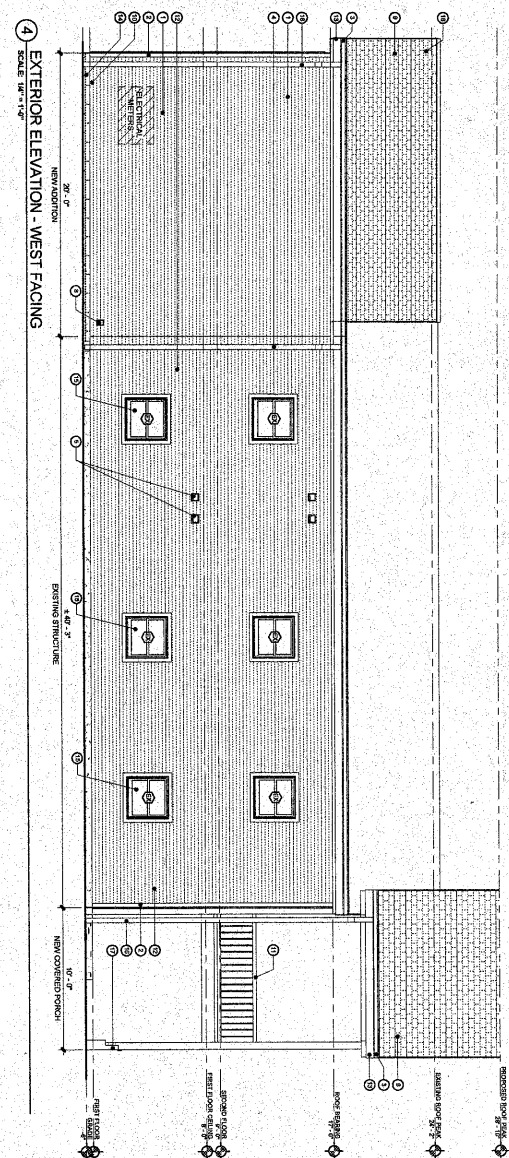
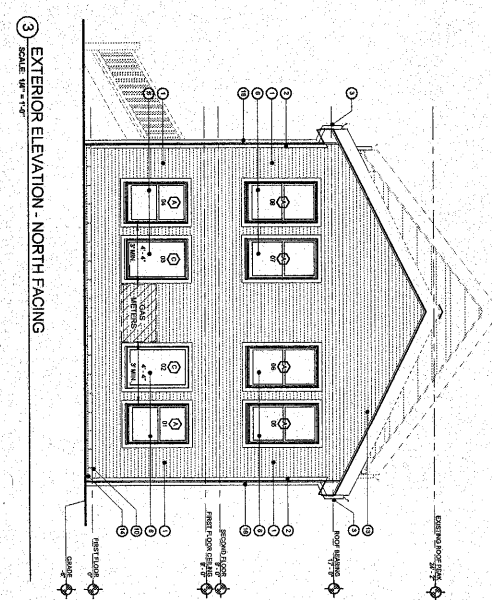
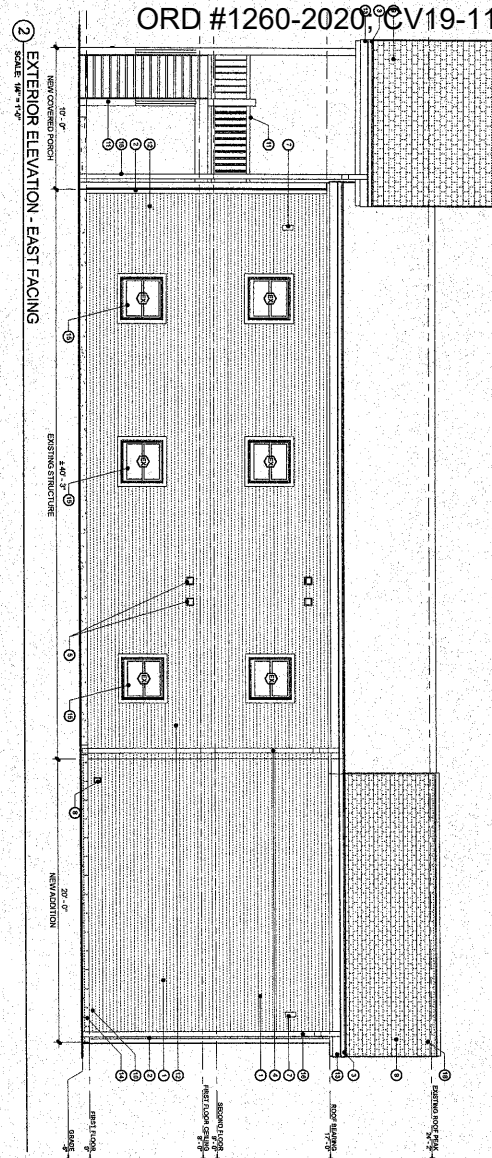


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5/21/20

EXTERIOR ELEVATION NOTES	
1.	ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
2.	THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY THE 2018 OHIO RESIDENTIAL CODE (ORC) AND THE 2018 OHIO ELECTRICAL CODE (OEC).
3.	THE 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AS AMENDED BY THE 2018 OHIO MECHANICAL AND PLUMBING CODE (OMC).
4.	THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AS AMENDED BY THE 2018 OHIO FIRE AND SAFETY CODE (OFSC).
5.	THE 2018 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED BY THE 2018 OHIO BUILDING CODE (OBC).
6.	THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS AMENDED BY THE 2018 OHIO ENERGY CONSERVATION CODE (OEC).
7.	THE 2018 INTERNATIONAL SWEET'S CATALOG (SIC) AS AMENDED BY THE 2018 OHIO SWEET'S CATALOG (OSC).
8.	THE 2018 INTERNATIONAL ROADS AND HIGHWAYS CODE (IRHC) AS AMENDED BY THE 2018 OHIO ROADS AND HIGHWAYS CODE (ORHC).
9.	THE 2018 INTERNATIONAL AIRPORTS AND AIRCRAFT CODE (IAAC) AS AMENDED BY THE 2018 OHIO AIRPORTS AND AIRCRAFT CODE (OIAAC).
10.	THE 2018 INTERNATIONAL MARITIME CODE (IMC) AS AMENDED BY THE 2018 OHIO MARITIME CODE (OMC).
11.	THE 2018 INTERNATIONAL RAILROAD CODE (IRC) AS AMENDED BY THE 2018 OHIO RAILROAD CODE (ORC).
12.	THE 2018 INTERNATIONAL PIPELINE CODE (IPC) AS AMENDED BY THE 2018 OHIO PIPELINE CODE (OPC).
13.	THE 2018 INTERNATIONAL TOWER AND LANTERN CODE (ITLC) AS AMENDED BY THE 2018 OHIO TOWER AND LANTERN CODE (OTLC).
14.	THE 2018 INTERNATIONAL WINDMILL CODE (IWC) AS AMENDED BY THE 2018 OHIO WINDMILL CODE (OWC).
15.	THE 2018 INTERNATIONAL WATER CODE (IWC) AS AMENDED BY THE 2018 OHIO WATER CODE (OWC).
16.	THE 2018 INTERNATIONAL WINDMILL CODE (IWC) AS AMENDED BY THE 2018 OHIO WINDMILL CODE (OWC).
17.	THE 2018 INTERNATIONAL WINDMILL CODE (IWC) AS AMENDED BY THE 2018 OHIO WINDMILL CODE (OWC).
18.	THE 2018 INTERNATIONAL WINDMILL CODE (IWC) AS AMENDED BY THE 2018 OHIO WINDMILL CODE (OWC).
19.	THE 2018 INTERNATIONAL WINDMILL CODE (IWC) AS AMENDED BY THE 2018 OHIO WINDMILL CODE (OWC).
20.	THE 2018 INTERNATIONAL WINDMILL CODE (IWC) AS AMENDED BY THE 2018 OHIO WINDMILL CODE (OWC).



CV19-116 Final Received 5/21/2020

EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

PHASE: **PERMIT**

DATE: 05.08.2020

A-2.0

898 FRANKLIN AVENUE

COLUMBUS, OH 43205

GUNZELMAN

architecture + interiors

333 Stewart Avenue
Columbus OH 43206
P 614-674-6696

REVISIONS

DATE

GAI

PJT : 19-180

DATE: 05.08.2020

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

CV19-116

STATEMENT OF HARDSHIP

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

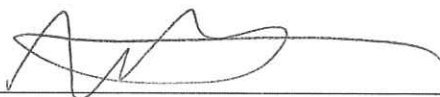
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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

Signature of Applicant



Date

11/18/19

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

Statement of Hardship

The property at 898 Franklin is currently zoned for a single family and is nonconforming, the existing building was built with 4 apartments. The current square footage of each apartment is 440sqft. The existing space inhibits the ability to put in a full size water heater, the ability to include central air, and/or a washer dryer unit. The existing space also limited the kitchen, in the current space the unit would need to include small appliances, minimal cabinet storage, and a lack of usable countertop space.

By adding the addition to the rear of the property it would add approximately 175 additional (usable) sqft to each unit. This additional space would allow for a proper utility room with enough space for both a full sized water heater, and a central air system, and a washer/dryer closet. The extra space in addition would give enough space in each unit to include a closet in the bedrooms. The addition would also allow for a kitchen which includes a full sized fridge, a dishwasher, and would offer enough counter space and storage.

In the rear of the property we would be including 4 parking spots on a cement slab to assure the future tenants have off street parking. Currently the property offers no off street parking. The requirement is for 6 parking spaces but by including 6 spaces the property would either lose all of its green space or a very significant portion.

There will be no adverse effect on the surrounding properties or neighborhood, the property already included 4 units and would not be changing the existing use of the property.

List of Variances

- 1) 3332.035 R-3 use, to allow the existing nonconforming 4-unit dwelling.
- 2) 3312.49 Minimum numbers of parking spaces required, which requires 1.5 parking space per unit, we will provide 1 parking space per unit. 3312.49B requires the inclusion of bike racks.
- 3) 3332.05 (A4) Lot width, which requires a lot be 50 feet wide or more. Lot width is 39.3 feet (existing condition).
- 4) 3332.13 Lot area requirements, which requires a single-family dwelling in R-3 zoning to have a lot area of no less than 5000 square feet, to allow the existing condition of 4,633.5 square feet per calculation required in 3332.18C.
- 5) 3332.28 Side or rear yard obstruction, to allow the front staircase to the second story to encroach into the east side yard.



CV19-116
898 Franklin Ave.
Approximately 0.13 acres



CV19-116
898 Franklin Ave.
Approximately 0.13 acres

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

CV19-116

Address:

898 Franklin Ave

Group Name:

NEAR EAST AREA COMMISSION
THURSDAY, DECEMBER 12, 2019

Meeting Date:

Specify Case Type:

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

Recommendation:
(Check only one and list basis
for recommendation below)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

9-0-0

Signature of Authorized Representative:

SIGNATURE

Michael J. Bullock
CHAIR - NEAR EAST AREA COMM

RECOMMENDING GROUP TITLE

614-582-3253

DAYTIME PHONE NUMBER

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, 111 N. Front St., Columbus, OH 43215.

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 #: CV19-116

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Nitzan Levi

of (COMPLETE ADDRESS) 898 Franklin Ave

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 (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. Yhezkel Levi 614-571-5003 139 E Main Street Unit 103, Columbus Ohio, 43215	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 18th day of November, in the year 2019

SIGNATURE OF NOTARY PUBLIC



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

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