

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: BZA24-062 Date Received: 05/21/24
Assigned Planner: DANE KIRK Fee: \$700
Contact Information: DEKirk@columbus.gov 614-645-7973
Comments: JUNE STAFF MEETING

TYPE(S) OF ACTION REQUESTED (Check all that apply):

Variance Special Permit

Project Description:

Construction of a residential 2-Unit Dwelling with detached two 2-car garages

LOCATION Check here if listing additional parcel numbers on a separate page

Certified Address: 1299 City Park Avenue City: Columbus Zip: 43206

Parcel Number(s): 010-316948

Neighborhood Group: Columbus South Side Area Commission Current Zoning: R2F

APPLICANT (If different from Owner):

Applicant Name: Donald J Tecco Development LLC c/o Don Tecco Phone Number: 440.623.9594 Ext.: _____

Address: 3006 Parnham Drive City/State: Medina, Ohio Zip: 44256

Email Address: dtecco@edgecliffbuilding.com Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Donald J Tecco Development LLC c/o Don Tecco Phone Number: 440.623.9594 Ext.: _____

Address: 3006 Parnham Drive City/State: Medina, Ohio Zip: 44256

Email Address: dtecco@edgecliffbuilding.com Fax Number: _____

AGENT (Check one if applicable): Attorney Agent Licensed Architect or Engineer

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

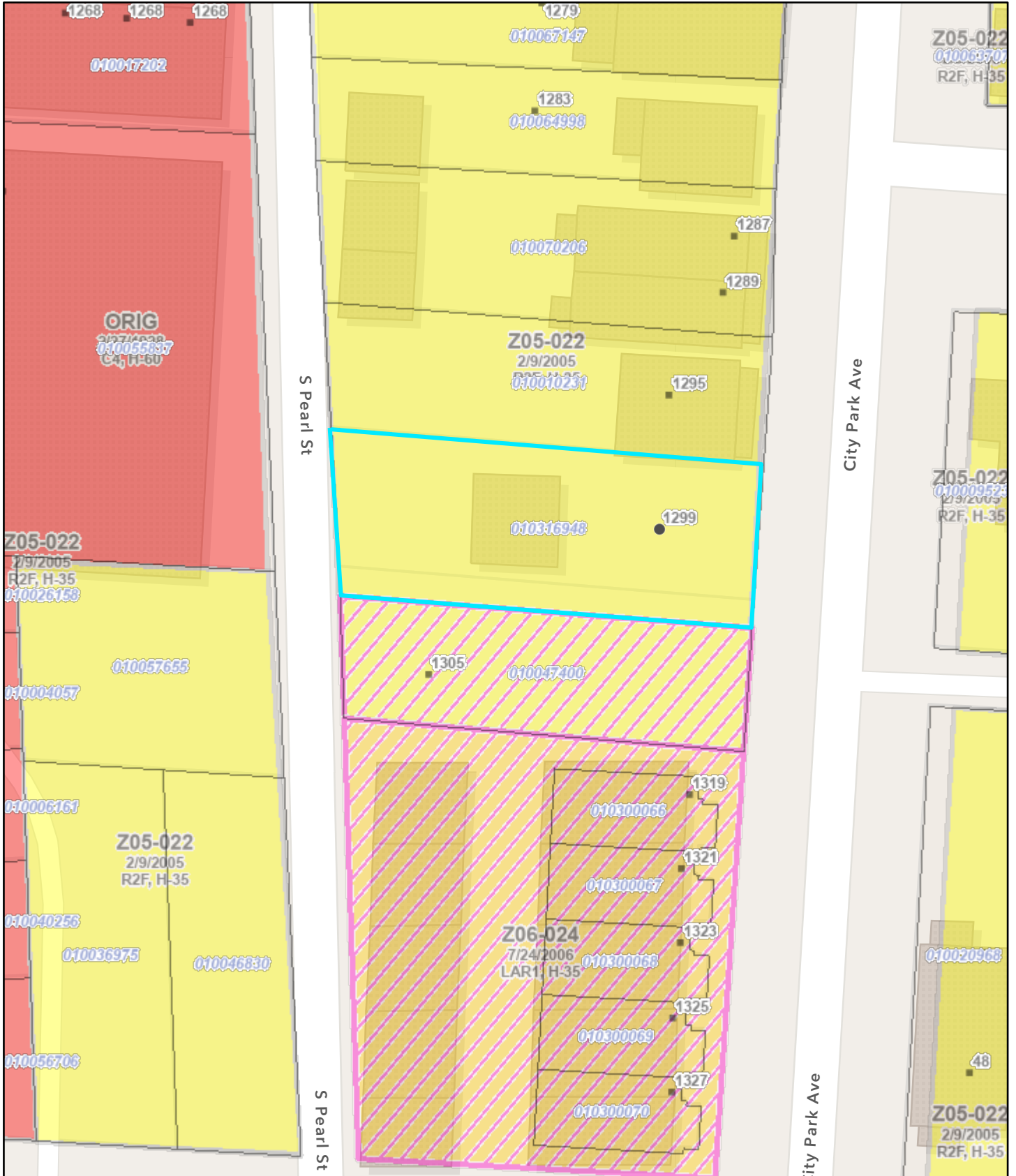
SIGNATURES

APPLICANT SIGNATURE 

PROPERTY OWNER SIGNATURE 

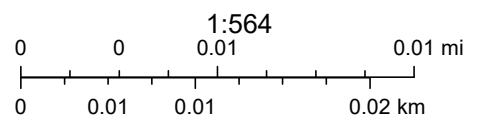
AGENT SIGNATURE _____

1299 City Park Avenue



5/20/2024, 3:51:48 PM

- Corporate Boundary
- Parcels
- Addresses
- Commercial
- Multi-family
- Residential
- Council Variance






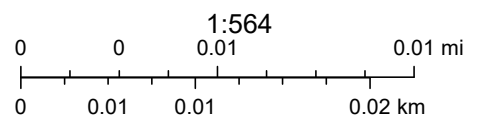
City of Columbus GIS, Esri Community Maps Contributors, Franklin County Auditor, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

1299 City Park Avenue



5/20/2024, 3:52:21 PM

-  Corporate Boundary
-  Parcels
-  Addresses



City of Columbus GIS

Board of Zoning Adjustment Application

STATEMENT IN SUPPORT OF VARIANCE(S)

3307.09 Variances by Board.

- A.** The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). The board shall take into account all of the following facts and conditions when considering variances:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- B.** In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed *uses or structures* as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C.** Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

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 demonstrates practical difficulty as contemplated by C.C. 3307.09(A), in the following ways (use separate page if needed or desired):

See next page.

Signature of Applicant



Date 5/17/2024

Requested Variances:

1. R2F Lot Area Requirement: 3332.14 - R-2F area district requirements.

A principal building shall be situated on a lot of no less than 6,000 square feet in area

REQUEST: Approval for lot size of 5,004 square feet in area

Prior lot size variance was granted (BZA22-131) for a single-family home. Redevelopment of this lot is not financially viable unless at least two units can with corresponding 2-car garages can be built.

2. Lot Width Requirement: 3332.05(A)(4) - lots are required to be 50' wide

REQUEST: Approval for lot width of 43.81'

Prior lot frontage variance of 43' was granted (BZA22-131) for a single-family home. Redevelopment of this lot is not financially viable unless at least two units with corresponding 2-car garages can be built.

3. Building Lines Requirement: 3332.21 (F) – First and only building built at more than 25 feet

REQUEST: To reduce the 3-story dwelling front setback line from 25' to 10'

Allows for backyard greenspace which enhances the market value of the redevelopment enabling the project to be financially viable. Continues the aesthetic look and flow of the successfully redeveloped Bonners Mill homes' property.

4. Minimum Side Yard Requirement: 3332.26(F) - A 3-story dwelling requires a side yard that is at least 1/6 the height of the dwelling.

REQUEST: To reduce 3-story dwelling side setback from 5.33' to 5'

Site plan falls within standard 5' side setback requirement. The additional .33' requirement is a result of the planned building's height. This height is necessary to provide full basement in the building which maximizes the future value of the units which is necessary to make the project financially viable.

5. Building Lot Coverage Requirement: 3332.18(D) - No dwelling hereafter erected shall occupy alone or together with any other building greater than 50 percent of the lot area

REQUEST: To increase building lot coverage from 50 percent to 62.25 percent

Redevelopment of this lot is not financially viable unless at least two units can be built, and the attached 2-unit "townhome style" continues the aesthetic look and flow of the successfully redeveloped of the Bonners Mill homes' property.

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Don Tecco
of (1) MAILING ADDRESS 3006 Parnham Drive, Medina, Ohio 44256

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS 1299 City Park Avenue, Columbus, Ohio 43206

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS (3) Donald J. Tecco Development LLC c/o Don Tecco
3006 Parnham Drive
Medina, Ohio 44256

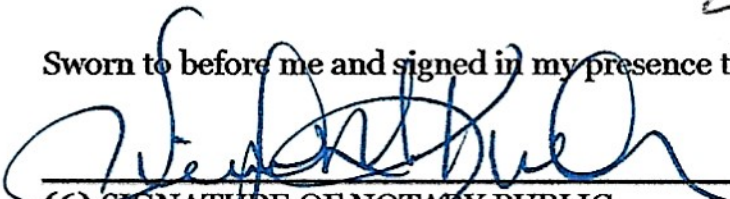
APPLICANT'S NAME AND PHONE # (same as listed on front application) Donald J Tecco Development LLC c/o Don Tecco
440.623.9594

NEIGHBORHOOD GROUP ZONING CHAIR OR CONTACT PERSON AND EMAIL ADDRESS (4) Columbus South Side Area Commission
c/o Kathy Green
kathryngreen@gmail.com

and that the attached document (5) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property.

SIGNATURE OF AFFLIANT 

Sworn to before me and signed in my presence this 17th day of MAY, in the year 2024


(6) SIGNATURE OF NOTARY PUBLIC

12/08/2027
My Commission Expires



This Affidavit expires six (6) months after date of notarization.

PROJECT DISCLOSURE STATEMENT


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) Don Tecco
of (COMPLETE ADDRESS) 3006 Parnham Drive, Medina, Ohio 44256
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Donald J. Tecco Development LLC c/o Don Tecco	3006 Parnham Drive, Medina 44256

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 17th day of MAY, in the year 2024


SIGNATURE OF NOTARY PUBLIC

12/08/2027
My Commission Expires



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

MERION VILLAGE 2-UNIT DWELLING

1299 CITY PARK AVE, COLUMBUS, OH 43206

SHEET INDEX

TS-01	TITLE SHEET
A-01	SITE PLAN
A-02	BASEMENT FLOOR PLAN
A-03	FIRST FLOOR PLAN
A-04	SECOND FLOOR PLAN
A-05	THIRD FLOOR PLAN
A-06	ROOF PLAN
A-07	ELEVATIONS
A-08	SECTIONS
A-09	GARAGE FLOOR & ROOF PLAN
A-10	GARAGE ELEVATIONS

DONALD J TECCO
DEVELOPMENT LLC

STRUCTURAL ENGINEER

SCOPE OF WORK

MERION VILLAGE 2-UNIT DWELLING WITH (8) BEDROOM, (6) BATH, (2) HALF BATH, (2) KITCHEN, (2) DINING, (2) GREAT ROOM, (2) LOUNGE (4660 SQFT). NEW DETACHED GARAGE (713 SQFT).

PROJECT DATA / DEVELOPMENT INFO

PROJECT ADDRESS	: 1299 CITY PARK AVE COLUMBUS, OH 43206
ASSESSOR'S PARCEL #	: 010-316948
LEGAL DESCRIPTION	: CITY PK AVE LOECHLER PT LOT 5
CONSTRUCTION	: V-B
ZONING	: R2F
OCCUPANCY	: RESIDENTIAL
LOT SIZE	: 5004 SQFT. (0.114 ACRES)
LOT COVERAGE	: 62.25 %
SETBACKS:	
FRONT YARD	: 9.92'
SIDE YARD	: 5.00'
REAR YARD	: 36.67'
HEIGHT OF DWELLING :	: 31.92' OR THREE STORY
PARKING PROVIDED:	: 4 NOS.
HEIGHT OF DETACHED GARAGE:	: 12.00'
DEFERRED SUBMITTALS:	:
FIRE NOTES:	:

BUILDING CODES

2024 OHIO BUILDING CODE
2019 OHIO RESIDENTIAL CODE
2017 OHIO FIRE CODE
2024 OHIO PLUMBING CODE
2024 OHIO MECHANICAL CODE
2021 OHIO ENERGY CODE
2023 OHIO ELECTRICAL CODE

MERION VILLAGE 2-UNIT DWELLING

1299 CITY PARK AVE
COLUMBUS, OH 43206

PROJECT DIRECTORY

VICINITY MAP

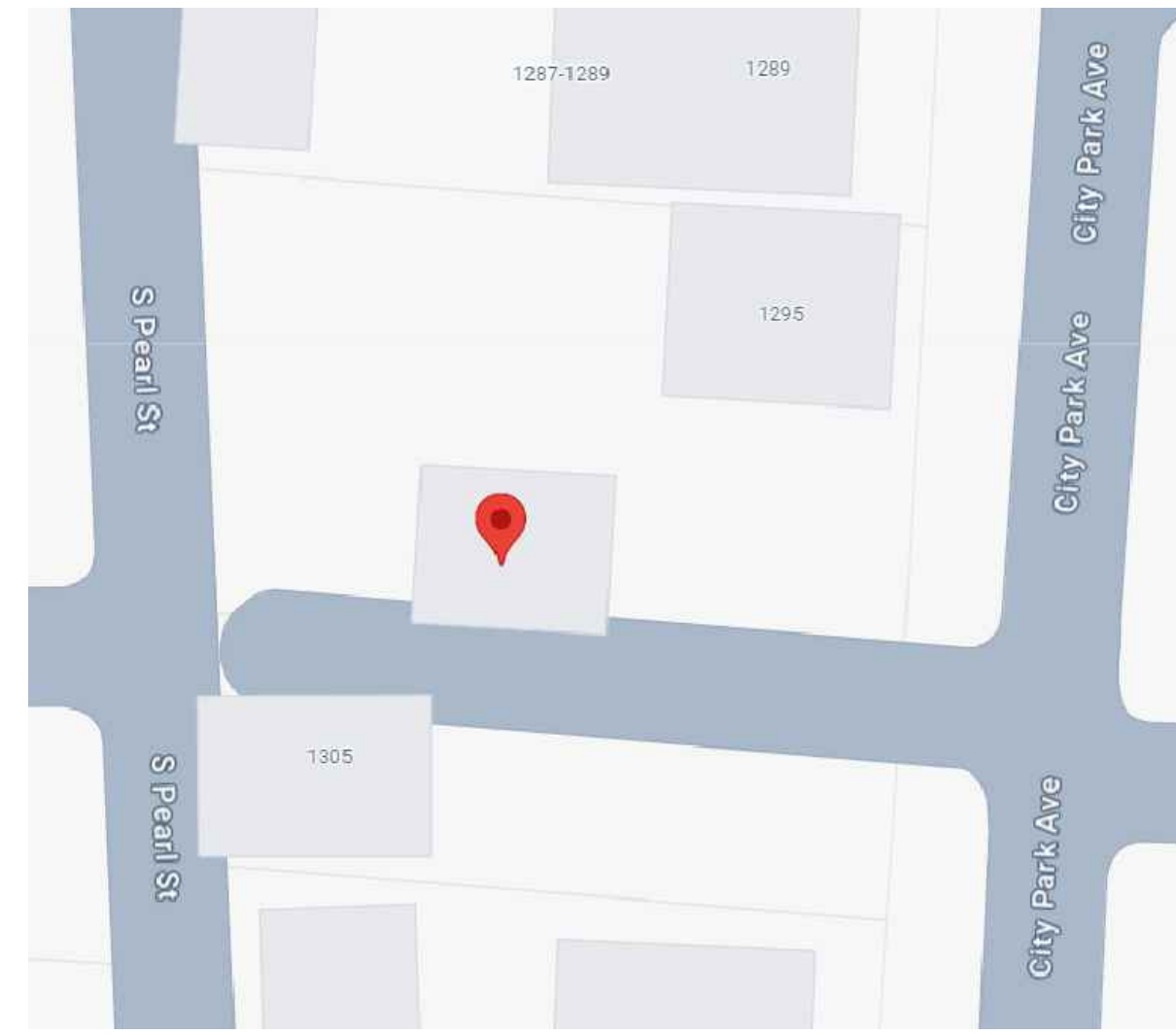
APN MAP

OWNER:
NAME :
ADDRESS :
PHONE :

DESIGNER:
NAME/TITLE :
ADDRESS :
PHONE :

STRUCTURAL:
NAME/TITLE :
ADDRESS :
PHONE :

ELECTRICAL:
NAME/TITLE :
ADDRESS :
PHONE :



GENERAL NOTES

- THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWING AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND FIELD CONDITIONS.
- THE WORK INCLUDED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE.
- PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE REPORTED TO THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE UNIFORM BUILDING CODE, HANDICAP ACCESS CODE AND ALL APPLICABLE ORDINANCES, INCLUDING STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.
- THESE PLANS INDICATE THE GENERAL EXTENT OF DEMOLITION AND NEW CONSTRUCTION NECESSARY FOR THE WORK BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THESE DOCUMENTS SHALL BE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR IN THE NOTES. DO NOT DEMOLISH ANY ITEMS THAT APPEAR STRUCTURAL, UNLESS SPECIFICALLY INDICATED TO BE DEMOLISHED IN THE CONSTRUCTION DOCUMENT, WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY THE ARCHITECT.
- ANY ERRORS, OMISSIONS, AND CONFLICTS FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE VERIFIED.
- THE CONTRACTOR SHALL CONFIRM IN WRITING APPROPRIATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE DELAYS AFFECTING OCCUPANCY.
- THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNER'S PHASING REQUIREMENTS AND ULTIMATE COMPLETION DATE.
- THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, TELEPHONE, LIGHTING, PLUMBING AND THE FIRE SPRINKLER WORK. (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
- NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFICIENCIES OR DEFECTS DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY WARRANTIES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT, NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF WORK OR IMPROPER MATERIALS.
- THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY CONTRACTOR AND SUB-CONTRACTORS.
- THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP AND SUBMIT WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK, PRODUCT DATA, SHOP DRAWINGS AND SAMPLES FOR THE PROJECT.
- BY APPROVING, STAMPING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERE TO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCTS DATA OR SAMPLES, UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES OR REVIEWED SUBMITTALS.
- SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT

CONSTRUCTION DOCUMENTS AS REQUIRED.

- EACH TRADE SHALL EXAMINE THE PREMISES TO ENSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS WORK TO COMMENCE, PRIOR TO COMMENCING HIS WORK. AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.

STANDARD EROSION CONTROL NOTES

- SEDIMENT CONTROL MANAGEMENT:
TRACKING PREVENTION AND CLEAN UP: ACTIVITIES SHALL BE ORGANIZED, AND MEASURES TAKEN AS NEEDED TO PREVENT OR MINIMIZE TRACKING OF SOIL ONTO THE PUBLIC STREET SYSTEM. A GRAVEL OR PROPRIETARY DEVICE CONSTRUCTION ENTRANCE/EXIT IS REQUIRED FOR ALL SITES. CLEAN UP OF TRACKED MATERIAL SHALL BE PROVIDED BY MEANS OF A STREET SWEEPER PRIOR TO AN APPROACHING RAIN EVENT, OR AT LEAST ONCE AT THE END OF EACH WORKDAY THAT MATERIAL IS TRACKED, OR MORE FREQUENTLY AS DETERMINED BY THE COUNTY INSPECTOR. REFER TO EROSION AND SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES B-31 TO B-33) OR LATEST.
STORM DRAIN INLET AND CATCH BASIN INLET PROTECTION:
ALL INLETS WITHIN THE VICINITY OF THE PROJECT AND WITHIN THE PROJECT LIMITS SHALL BE PROTECTED WITH GRAVEL BAGS PLACED AROUND INLETS OR OTHER INLET PROTECTION. AT LOCATIONS WHERE EXPOSED SOILS ARE PRESENT, STAKED FIBER ROLLS OR STAKED SILT FENCES CAN BE USED. INLET FILTERS ARE NOT ALLOWED DUE TO CLOGGING AND SUBSEQUENT FLOODING. REFER TO EROSION AND SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES B-49 TO B-51) OR LATEST.
STORM WATER RUNOFF:
NO STORM RUNOFF SHALL BE ALLOWED TO DRAIN IN TO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM DRAIN OR OTHER ABOVE GROUND WATERCOURSES UNTIL APPROPRIATE EROSION CONTROL MEASURES ARE FULLY INSTALLED.
DUST CONTROL:
THE CONTRACTOR SHALL PROVIDE DUST CONTROL IN GRADED AREAS AS REQUIRED BY PROVIDING WET SUPPRESSION OR CHEMICAL STABILIZATION OR EXPOSED SOILS, PROVIDING FOR RAPID CLEAN UP OF SEDIMENTS DEPOSITED ON PAVED ROADS, FURNISHING CONSTRUCTION ROAD ENTRANCES AND VEHICLE WASH DOWN AREAS, AND LIMITING THE AMOUNT OF AREAS DISTURBED BY CLEARING AND EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.
STOCK PILING:
EXCAVATED SOILS SHALL NOT BE PLACED IN STREETS OR ON PAVED AREAS. BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, STRAW BALES, SILT FENCES ETC) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM OR NEIGHBORING WATERCOURSE.
- EROSION CONTROL: DURING THE RAINY SEASON, ALL DISTURBED AREAS MUST INCLUDE AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL. IT IS REQUIRED THAT TEMPORARY EROSION CONTROL MEASURES ARE APPLIED TO ALL DISTURBED SOIL AREAS PRIOR TO A RAIN EVENT. DURING THE NON-RAINY SEASON, EROSION CONTROL MEASURES MUST BE APPLIED SUFFICIENT TO CONTROL WIND EROSION AT THE SITE.
- INSPECTION AND MAINTENANCE: DISTURBED AREAS OF THE PROJECT'S SITE, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ALL EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THE EROSION CONTROL PLANS MUST BE INSPECTED BY THE CONTRACTOR BEFORE, DURING, AND AFTER STORM EVENTS, AND AT LEAST WEEKLY DURING SEASONAL WET PERIODS. PROBLEM AREAS SHALL BE IDENTIFIED AND APPROPRIATED ADDITIONAL AND/OR ALTERNATIVE CONTROL MEASURES IMPLEMENTED IMMEDIATELY, WITHIN 24 HOURS OF THE PROBLEM BEING IDENTIFIED.
- PROJECT COMPLETION: PRIOR TO PROJECT COMPLETION AND SIGNOFF BY THE COUNTY INSPECTOR, ALL DISTURBED AREAS SHALL BE RESEED, PLANTED, OR LANDSCAPED TO MINIMIZE THE POTENTIAL FOR EROSION ON THE SUBJECT SITE.
- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE EROSION CONTROL PLAN.
- EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE OPERABLE YEAR ROUND OR UNTIL VEGETATION IS FULLY ESTABLISHED ON LANDSCAPED SURFACES.

STANDARD BEST MANAGEMENT PRACTICE NOTES

- SOLID AND DEMOLITION WASTE MANAGEMENT: PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS ON SITE AWAY FROM STREETS, GUTTERS, STORM DRAINS, AND WATERWAYS, AND ARRANGE FOR REGULAR DISPOSAL. WASTE CONTAINERS MUST BE WATERTIGHT AND COVERED AT ALL TIMES EXCEPT WHEN WASTE IS DEPOSITED. REFER TO EROSION AND SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGE C3) OR LATEST.
- HAZARDOUS WASTE MANAGEMENT: PROVIDE PROPER HANDLING AND DISPOSAL OF HAZARDOUS WASTES BY A LICENSED HAZARDOUS WASTE MATERIAL HAULER. HAZARDOUS WASTES SHALL BE STORED AND PROPERLY LABELED IN SEALED CONTAINERS CONSTRUCTED OF SUITABLE MATERIALS. REFER TO EROSION AND SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C-5 TO C-6) OR LATEST.
- SPILL PREVENTION AND CONTROL: PROVIDE PROPER STORAGE AREAS FOR LIQUID AND SOLID MATERIALS, INCLUDING CHEMICALS AND HAZARDOUS SUBSTANCES, AWAY FROM STREETS, GUTTERS, STORM DRAINS, AND WATERWAYS. SPILL CONTROL MATERIALS MUST BE KEPT ON SITE WHERE READILY ACCESSIBLE. SPILLS MUST BE CLEANED UP IMMEDIATELY AND CONTAMINATED SOIL DISPOSED PROPERLY. REFER TO EROSION AND SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C-7 TO C-8, C-13 TO C-14) OR LATEST.
- VEHICLE AND CONSTRUCTION EQUIPMENT SERVICE AND STORAGE: AN AREA SHALL BE DESIGNATED FOR THE MAINTENANCE, WHERE ON-SITE MAINTENANCE IS REQUIRED, AND STORAGE OF EQUIPMENT THAT IS PROTECTED FROM STORMWATER RUN-ON AND RUNOFF. MEASURES SHALL BE PROVIDED TO CAPTURE ANY WASTE OILS, LUBRICANTS, OR OTHER POTENTIAL POLLUTANTS AND THESE WASTES SHALL BE PROPERLY DISPOSED OF OFFSITE. FUELING AND MAJOR MAINTENANCE/REPAIR, AND WASHING SHALL BE CONDUCTED OFF-SITE WHENEVER FEASIBLE. REFER TO EROSION AND SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C-9) OR LATEST.
- MATERIAL DELIVERY, HANDLING AND STORAGE: IN GENERAL, MATERIALS SHOULD NOT BE STOCKPILED ON SITE WHERE TEMPORARY STOCKPILES ARE NECESSARY AND APPROVED BY THE COUNTY, THEY SHALL BE COVERED WITH SECURED PLASTIC SHEETING OR TARP AND LOCATED IN DESIGNATED AREAS NEAR CONSTRUCTION ENTRANCES AND AWAY FROM DRAINAGE PATHS AND WATERWAYS. BARRIERS SHALL BE PROVIDED AROUND STORAGE AREAS WHERE MATERIALS ARE POTENTIALLY IN CONTACT WITH RUNOFF. REFER TO EROSION AND SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C-11 TO C-12) OR LATEST.
- HANDLING AND DISPOSAL OF CONCRETE AND CEMENT: WHEN CONCRETE TRUCKS AND EQUIPMENT ARE WASHED ON-SITE, CONCRETE WASTEWATER SHALL BE CONTAINED IN DESIGNATED CONTAINERS OR IN A TEMPORARY LINED AND WATERTIGHT PIT WHERE WASTED CONCRETE CAN HARDEN FOR LATER REMOVAL. IF POSSIBLE, HAVE CONCRETE CONTRACTOR REMOVE CONCRETE WASH WATER FORM SITE. IN NO CASE SHALL FRESH CONCRETE BE WASHED INTO THE ROAD RIGHT-OF-WAY. REFER TO EROSION AND SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C-15 TO C-16) OR LATEST.
- PAVEMENT CONSTRUCTION MANAGEMENT: PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS FROM PAVING OPERATIONS, USING MEASURES TO PREVENT RUN-ON AND RUNOFF POLLUTIN AND PROPERLY DISPOSING OF WASTES. AVOID PAVING IN THE WET SEASON AND RESCHEDULE PAVING WHEN RAIN IS IN THE FORECAST. RESIDUE FORM SAW-CUTTING SHALL BE VACUUMED FOR PROPER DISPOSAL. REFER TO EROSION AND SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C-17 TO C-18) OR LATEST.
- CONTAMINATED SOIL AND WATER MANAGEMENT: INSPECTIONS TO IDENTIFY CONTAMINATED SOILS SHOULD OCCUR PRIOR TO CONSTRUCTION AND AT REGULAR INTERVALS DURING CONSTRUCTION. REMEDIATING CONTAMINATED SOIL SHOULD OCCUR PROMPT AFTER IDENTIFICATION AND BE SPECIFIC TO THE CONTAMINATED IDENTIFIED, WHICH MAY INCLUDE HAZARDOUS WASTE REMOVAL. REFER TO EROSION AND SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C-19 TO C-20) OR LATEST.
- SANITARY/SEPTIC WATER MANAGEMENT: TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE PATHS, WATERWAYS, AND TRAFFIC AREAS. ONLY LICENSED SANITARY AND SEPTIC WASTE HAULERS SHOULD BE USED. SECONDARY CONTAINMENT SHOULD BE PROVIDED FOR ALL SANITARY FACILITIES. REFER TO EROSION AND SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C-21) OR LATEST.
- INSPECTION AND MAINTENANCE: AREAS OF MATERIAL AND EQUIPMENT STORAGE SITES AND TEMPORARY SANITARY FACILITIES MUST BE INSPECTED WEEKLY. PROBLEM AREAS SHALL BE IDENTIFIED AND APPROPRIATE ADDITIONAL AND/OR ALTERNATIVE CONTROL MEASURES IMPLEMENTED IMMEDIATELY, WITHIN 24 HOURS OF THE PROBLEM BEING IDENTIFIED.

REVISIONS:

DATE	DESCRIPTION

DRAWN BY : S.A

CHECKED BY : -

PROJECT ENG. : -

SCALE : AS NOTED

PROFESSIONAL SEAL

SHEET NAME

TITLE SHEET

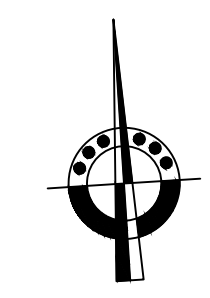
SHEET No

TS-01

DATE : 4/25/2024

JOB No : -

REV. : -



LEGEND

- PROPERTY LINE
- REQUIRED SETBACKS
- NEW OR EXISTING FENCE LINE
- CONCRETE PAVING
- LANDSCAPE
- TANKLESS WATER HEATER
- ELECTRICAL METER
- GAS METER
- WATER METER
- TREES AND PLANTS

SITE ANALYSIS

LOT AREA	-	5004 SQFT.
FIRST FLOOR LIVABLE AREA	-	1720 SQFT.
SECOND FLOOR LIVABLE AREA	-	2205 SQFT.
THIRD FLOOR LIVABLE AREA	-	882 SQFT.
TOTAL LIVABLE AREA	-	4648 SQFT.
BASEMENT FLOOR AREA	-	2199 SQFT.
FIRST FLOOR COVERED PORCH AREA	-	203 SQFT.
FIRST FLOOR COVERED PATIO AREA	-	479 SQFT.
THIRD FLOOR ROOF TOP PATIO AREA	-	1317 SQFT.
GARAGE AREA	-	713 SQFT.
LOT COVERAGE	-	1720 + 203 + 479 + 713 = (3115/5004) X 100 = 62.25%
MINIMUM REAR YARD REQUIREMENT	-	25% OF LOT AREA
REAR YARD PROVIDED	-	25% OF 5004 = 1251 SQFT 1701 SQFT = 34%
MINIMUM SIDE YARD REQUIREMENT	-	1/6 TH OF BUILDING HEIGHT
SIDE YARD PROVIDED	-	1/6 TH OF 31.92' = 5.33' 5.00'
REQUIRED PARKING	-	2 SPACES FOR EACH UNIT
PROVIDED PARKING	-	2 SPACES FOR EACH UNIT
REQUIRED TREES	-	A MINIMUM OF ONE TREE IS REQUIRED ON EACH LOT CONTAINING ONE TO TEN DWELLING UNITS
PROVIDED TREES	-	2 NOS.

PROJECT DATA / DEVELOPMENT INFO

PROJECT ADDRESS	: 1299 CITY PARK AVE COLUMBUS, OH 43206
ASSESSOR'S PARCEL #	: 010-316948
LEGAL DESCRIPTION	: CITY PK AVE LOECHLER PT LOT 5
CONSTRUCTION	: V-B
ZONING	: R2F
OCCUPANCY	: RESIDENTIAL
LOT SIZE	: 5004 SQFT. (0.114 ACRES)
LOT COVERAGE	: 62.25 %
SETBACKS:	
FRONT YARD	: 9.92'
SIDE YARD	: 5.00'
REAR YARD	: 36.67'
HEIGHT OF DWELLING :	: 31.92' OR THREE STORY
PARKING PROVIDED:	: 4 NOS.
HEIGHT OF DETACHED GARAGE:	: 12.00'
DEFERRED SUBMITTALS:	:
FIRE NOTES:	:

DONALD J TECCO
DEVELOPMENT LLC

STRUCTURAL ENGINEER

MERION VILLAGE 2-UNIT DWELLING

1299 CITY PARK AVE
COLUMBUS, OH 43206

REVISIONS:

DATE	DESCRIPTION

DRAWN BY: S.A

CHECKED BY: -

PROJECT ENG: -

SCALE: AS NOTED

PROFESSIONAL SEAL

SHEET NAME

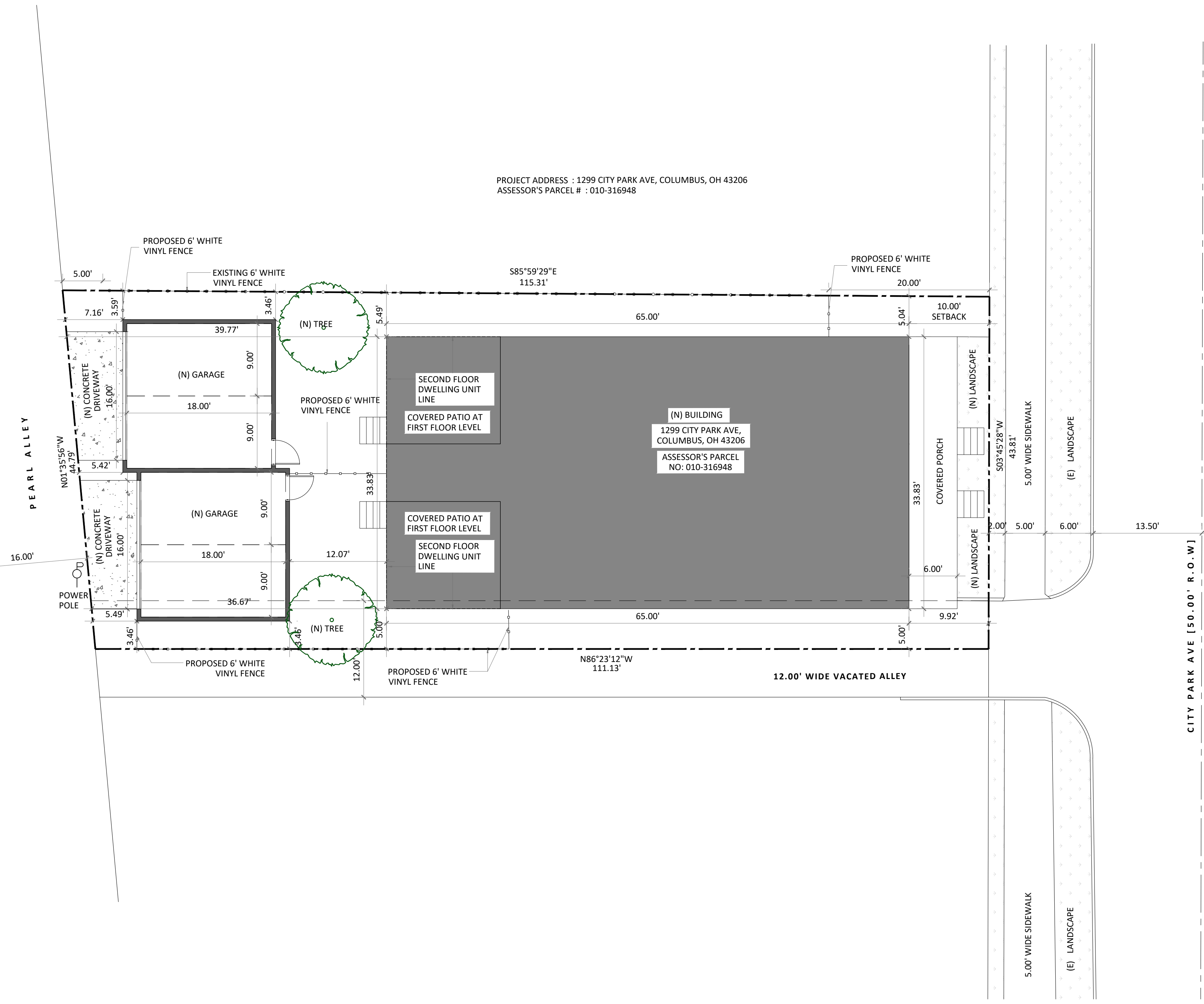
SITE PLAN

SHEET No

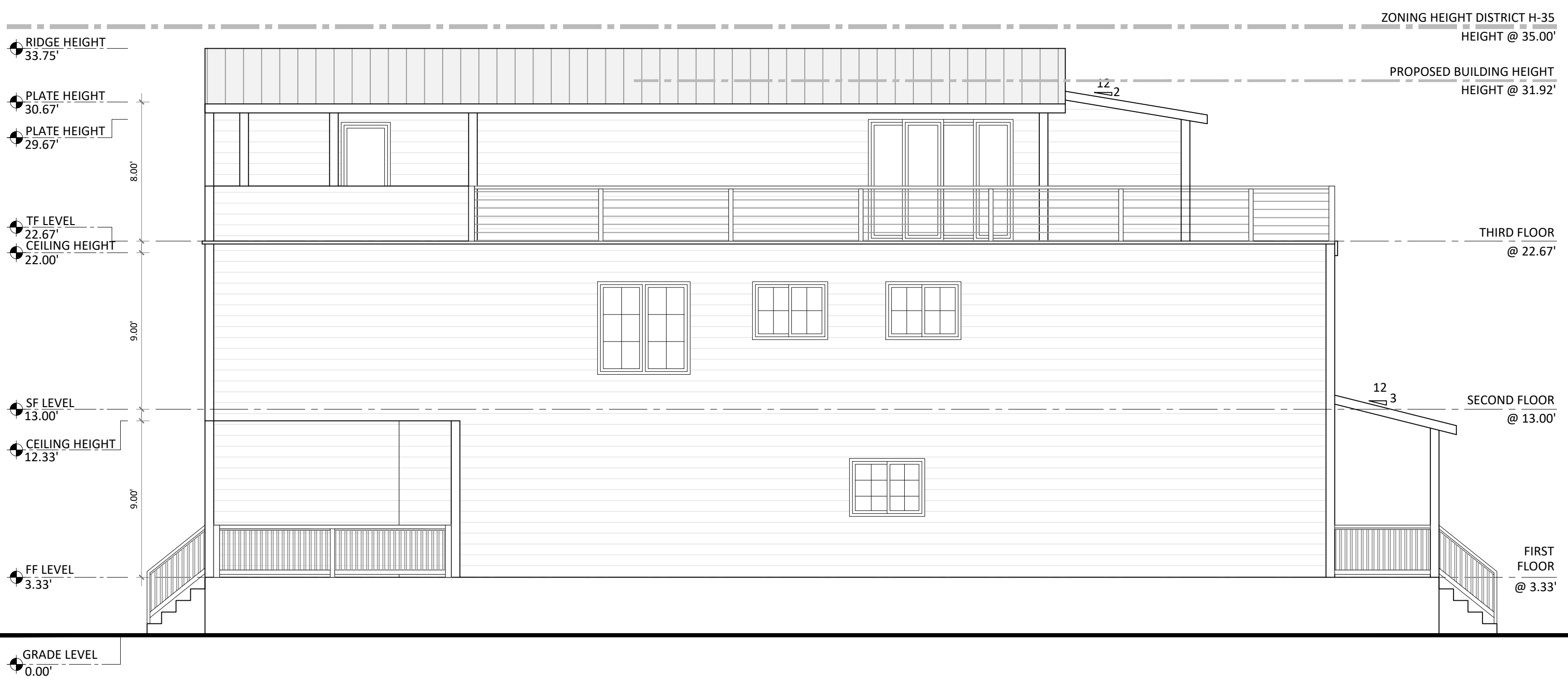
A-01

DATE	JOB No	REV.
4/25/2024	-	-

PROJECT ADDRESS : 1299 CITY PARK AVE, COLUMBUS, OH 43206
ASSESSOR'S PARCEL # : 010-316948



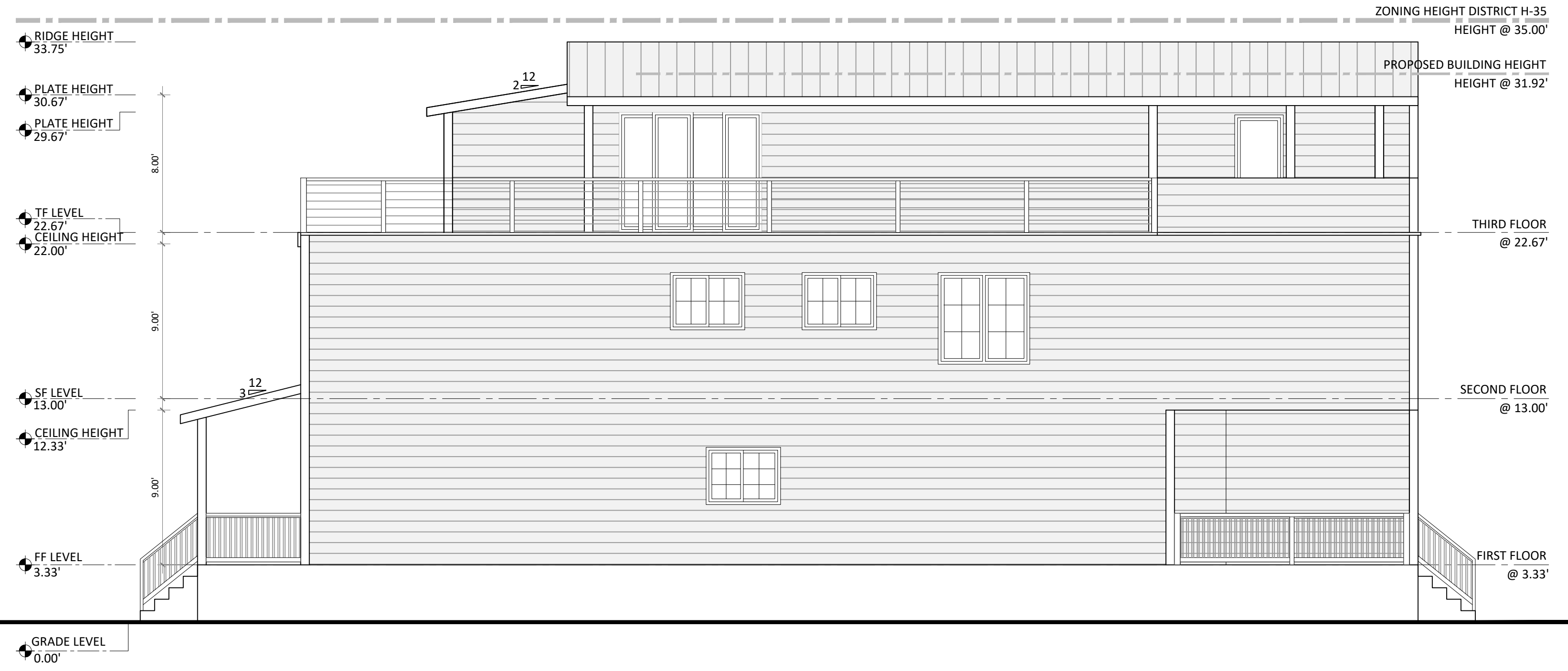
1 SITE PLAN
SCALE: 1/8"=1.00'



1 SOUTH ELEVATION
SCALE: 3/16"=1.00'



2 EAST ELEVATION
SCALE: 3/16"=1.00'



3 NORTH ELEVATION
SCALE: 3/16"=1.00'



4 WEST ELEVATION
SCALE: 3/16"=1.00'

DONALD J TECCO
DEVELOPMENT LLC

STRUCTURAL ENGINEER

MERION VILLAGE 2-UNIT DWELLING

1299 CITY PARK AVE
COLUMBUS, OH 43206

REVISIONS:

DATE	DESCRIPTION

DRAWN BY: S.A

CHECKED BY: -

PROJECT ENG: -

SCALE: AS NOTED

PROFESSIONAL SEAL

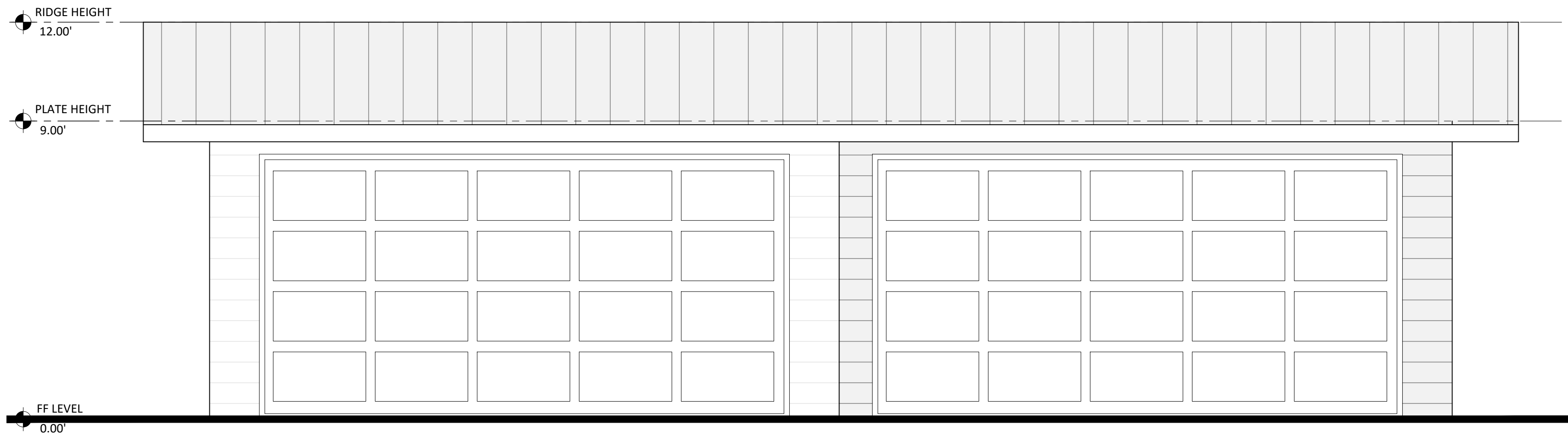
SHEET NAME

ELEVATIONS -
OPTION 4

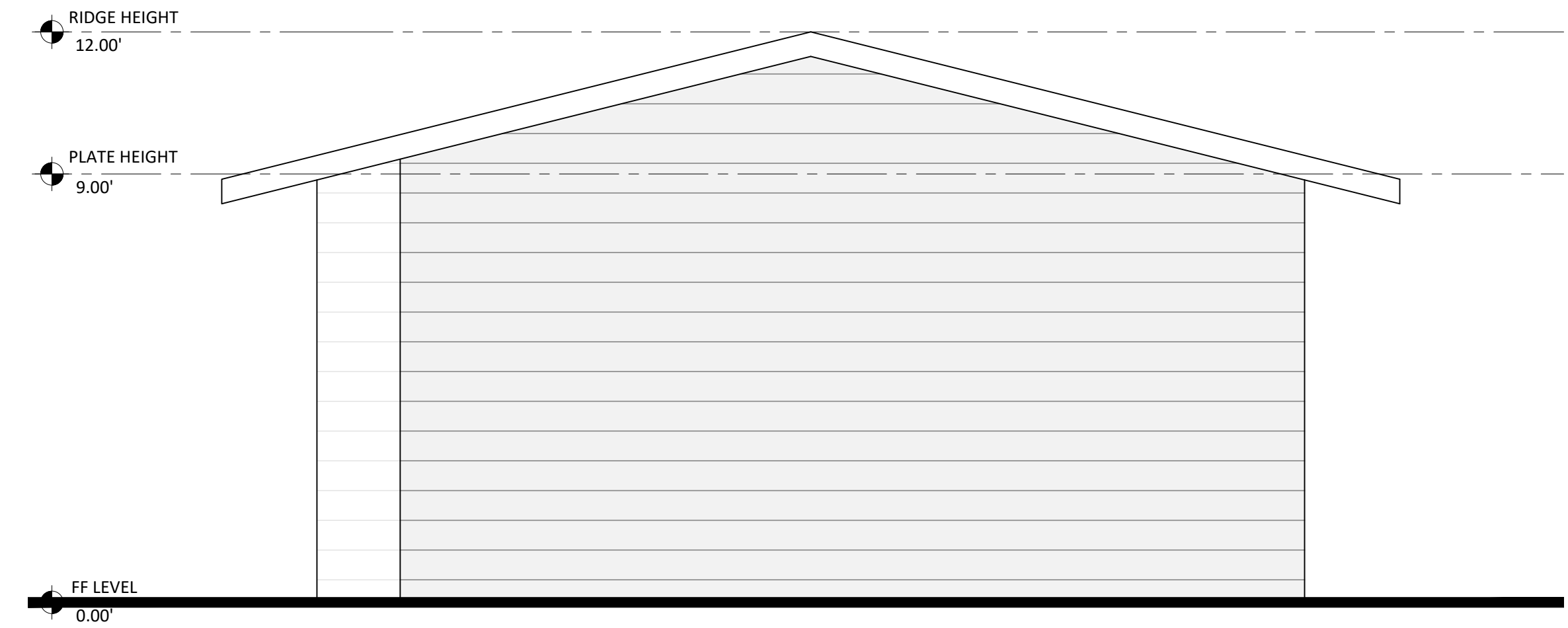
SHEET No

A-07

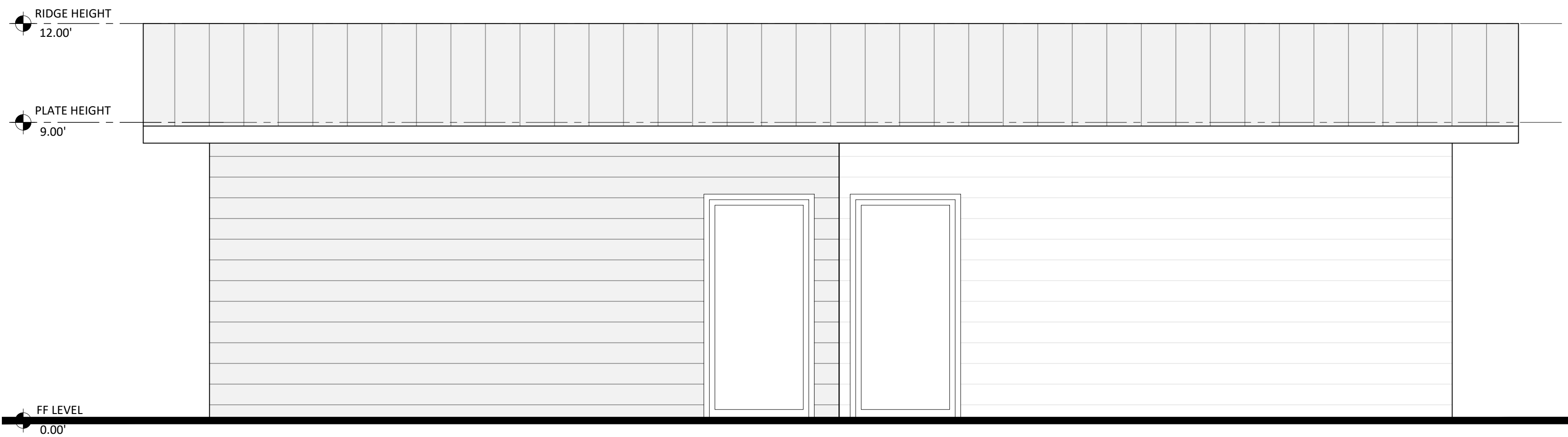
DATE	JOB No	REV.
4/25/2024	-	-



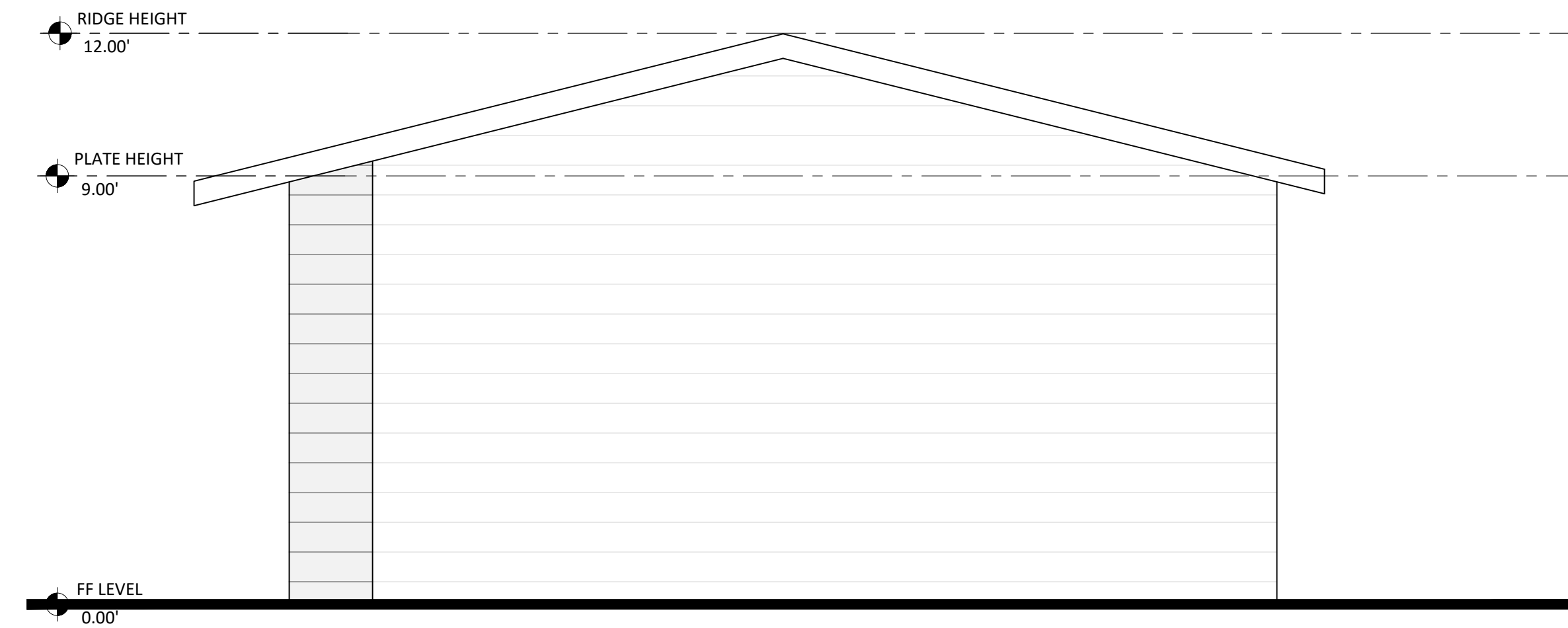
1 WEST ELEVATION
SCALE: 3/8"=1.00'



2 SOUTH ELEVATION
SCALE: 3/8"=1.00'



3 EAST ELEVATION
SCALE: 3/8"=1.00'



4 NORTH ELEVATION
SCALE: 3/8"=1.00'

DONALD J TECCO
DEVELOPMENT LLC

STRUCTURAL ENGINEER

MERION VILLAGE 2-UNIT DWELLING

1299 CITY PARK AVE
COLUMBUS, OH 43206

REVISIONS:

DATE	DESCRIPTION

DRAWN BY: S.A
CHECKED BY: -
PROJECT ENG.: -
SCALE: AS NOTED

PROFESSIONAL SEAL

SHEET NAME

GARAGE-
ELEVATIONS

SHEET No

A-10

DATE: 4/25/2024
JOB No: -
REV: -