

# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

OFFICE USE ONLY

Application Number: CV25-078 Date Received: 8/25/2025  
Application Accepted by: EJ Fee: \$700  
Assigned Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

## LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 1110-1112 S. Washington Avenue Zip: 43206

Is this application being annexed into the City of Columbus?  YES  NO (select one)  
*If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Address or Zoning Number: 010-002916-00

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

Current Zoning District(s): R2F Acreage: 0.14

Neighborhood Group: Columbus South Side Area Commission

Proposed Use or reason for request: Applicant seeks to develop an additional duplex on a lot that has an existing duplex.

*(Elaborate in Statement of Hardship)*

## APPLICANT:

Applicant Name: Third Equity LLC c/o Rebecca Mott Phone Number: 614-947-8600 Ext.: \_\_\_\_\_

Address: 411 East Town Street, Floor 2 City/State: Columbus, Ohio Zip: 43215

Email Address: rjm@planklaw.com

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

Name: Third Equity LLC Phone Number: 614-221-7368 Ext.: \_\_\_\_\_

Address: 100 Pinehurst Drive City/State: Granville, Ohio Zip: 43023

Email Address: mikeferrisproperties@yahoo.com

**ATTORNEY / AGENT:** (Check one if applicable)  Attorney  Agent

Name: Plank Law Firm, LPA c/o Rebecca Mott Phone Number: 614-947-8600 Ext.: \_\_\_\_\_

Address: 411 East Town Street, Floor 2 City/State: Columbus, Ohio Zip: 43215

Email Address: rjm@planklaw.com; ztw@planklaw.com

## SIGNATURES:

APPLICANT SIGNATURE Rebecca J. Mott

PROPERTY OWNER SIGNATURE Rebecca J. Mott, Attorney

ATTORNEY / AGENT SIGNATURE Rebecca J. Mott

*My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.*

# Council Variance Application

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

---

## **STATEMENT OF HARDSHIP**

### **Columbus City Code Section 3307.10 - Variances by City Council.**

City council may grant the following zoning variances:

- A.** Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

### **The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:**

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.

Yes  No

See Exhibit B

2. Whether the variance is substantial.

Yes  No

See Exhibit B

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.

Yes  No

See Exhibit B

# Council Variance Application

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes  No

See Exhibit B

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes  No

See Exhibit B

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes  No

See Exhibit B

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes  No

See Exhibit B

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

**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 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

Rebecca J. Mott

Date

08/25/25

**Exhibit B**  
**1110-1112 South Washington Avenue**  
**Statement of Hardship and Support**

**Background**

Third Equity LLC (the “Applicant”) is the owner of a 0.14-acre lot located at 1110-1112 South Washington Avenue, Columbus, Ohio 43206, identified as Franklin County Auditor Tax Parcel Id. No. 010-002916-00 (the “Property”). The Property is zoned R-2F and is currently improved with one two-family dwelling unit (the “Existing Dwelling”). The Existing Dwelling was constructed in 1957 according to the Franklin County Auditor and the lot was platted on December 19, 1884. The Applicant seeks to construct an additional two-family dwelling unit (the “Proposed Dwelling”) on the lot.

**Variations Requested**

1. The Applicant is requesting a use variance under Section 3332.037 of the City of Columbus Zoning Code (the “Zoning Code”) to permit the development of the Proposed Dwelling, proposed two units, on the lot in addition to the Existing Dwelling, existing two units.
2. Zoning Code Section 3332.14 requires a lot with a two-story, two-family dwelling to be situated on a lot with no less than 3,000 square feet in area per dwelling unit within an R-2F district. Zoning Code Section 3332.18(C) states that in an R-2F district that if the depth of a lot is more than three times the width of such lot, then a depth of only three times such width shall be used in computing density. Applicant requests a variance to allow an existing two-family dwelling unit and an additional two-family dwelling unit, four total units, to be located on a calculated lot of 3717 sq. ft. for a density of 929 sq. ft. per unit (total actual lot size of 5,984 square feet).
3. Zoning Code Section 3332.27 requires each dwelling, residence or principal building to be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area. The Applicant requests a variance to allow the rear yard of the Existing Dwelling to cover 13.2 percent of the lot and the rear yard of the Proposed Dwelling to cover 10.4 percent of the lot, which is a total of 23.6 percent of the lot.
4. Zoning Code Section 3312.49 requires two-unit residential buildings to have a minimum of 2 parking spaces per dwelling. The Applicant requests a variance to allow the Existing Dwelling with two dwelling units to continue to provide 0 parking spaces and to allow the Proposed Dwelling, two units, to provide 3 parking spaces from the 4 required spaces. This is a variance of 5 parking spaces.
5. Zoning Code Section 3321.05(B)(2) requires that a clear vision triangle shall be maintained on each residential lot. No fence, wall, planting or other obstruction shall exceed two and one-half (2-1/2) feet in height above the centerline grade of the intersecting streets within a 30 foot clear vision triangle. Applicant requests a variance to permit a 14 foot clear vision triangle at the intersection of South Washington Avenue and East Deshler Avenue (the southwest corner of the Property).
6. Zoning Code Section 3332.18(D) states that no dwelling shall occupy alone or together with any other building greater than 50 percent of the lot area. Applicant requests a variance to allow for the building lot coverage to be 62 percent combined for the Proposed Dwelling and the Existing Dwelling.

## **Hardship Analysis**

The Property is located on South Washington Avenue between East Deshler Avenue and Biehl Alley, one block west of Parsons Avenue. Surrounding properties are zoned R-2F and R-3, while the Parsons Avenue corridor is zoned CPD and UCT. The Applicant's request is consistent with the character and development pattern of the surrounding area and with the applicable neighborhood plan.

The proposed use will not adversely affect neighboring properties. The Applicant is an experienced developer committed to ensuring that the Property is improved in a manner compatible with the established character of the neighborhood. Similar development patterns are already present in the area, including the adjacent property, which contains four dwelling units.

Originally, the Applicant intended to create a separate lot for the Proposed Dwelling. However, the location and configuration of existing sanitary sewer lines and the water mainline make a lot split not feasible economically. Both utility lines can adequately serve the Proposed Dwelling and Existing Dwelling, but their alignment prevents an unworkable subdivision of the lot. As a result, development must proceed on a single lot, necessitating this use variance under the Zoning Code.

The South Side Plan designates this area for medium-high residential density and expressly supports higher-density development when paired with high-quality design that is compatible with existing development patterns. The proposed use aligns with the density and lot size of nearby properties and will contribute positively to the City of Columbus's housing objectives. The design will be architecturally consistent with and complementary to surrounding structures.

Numerous nearby properties have been developed with three to four dwelling units on lots of similar size. In some cases, a lot split was possible, eliminating the need for a variance. In other cases, development of three to four units occurred on a single lot. The proposed project is consistent with these patterns and will be developed in a comparable fashion.

The Applicant faces a hardship justifying a use variance, as strict adherence to the Zoning Code is impractical given the site's utility constraints. Granting the variance will not impair light or air access to adjacent properties; will not increase traffic congestion, fire risk, or endanger public safety; and will not otherwise compromise public health, safety, comfort, morals, or welfare.

Accordingly, the Applicant respectfully requests that Columbus City Council approve this use variance to permit the development of an additional two-unit dwelling on the Property.

## **Practical Difficulties Analysis**

### **1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.**

The requested variances are reasonable and necessary to achieve a productive use of the Property consistent with surrounding development. Approval will allow construction of the Proposed Dwelling on the currently undeveloped portion of the lot, which has no practical use without the requested relief.

The location and configuration of existing sanitary sewer and water main lines render a lot split not feasible. A subdivision would require a costly mainline sewer extension and relocation, despite the fact that the current sewer and water infrastructure are fully capable of serving both the Proposed Dwelling and the Existing Dwelling. The inability to split the lot while utilizing existing utilities creates practical difficulty

that precludes full and reasonable use of the Property under current zoning. Denial of the variances would leave the Property underutilized, depriving the Applicant of a reasonable return and the City of necessary housing stock.

**2. Whether the variance is substantial.**

The parking variance request is not substantial. The applicant is proposing to add three spaces to the lot for the Proposed Dwelling. The Proposed Dwelling is a two-unit dwelling, which would require four parking spaces. The Existing Dwelling requires 4 spaces under the Zoning Code, but has not had parking, similar to many other dwellings in this neighborhood. For the Existing Dwelling, residents have parked on the street for all of Applicant's history with the Property. This request will retain the current parking condition while providing 3 of 4 required spaces for the Proposed Dwelling, therefore, it is not a substantial variance.

The lot coverage variance and rear yard percentage variance are not substantial. The improved conditions will be similar to an adjacent property. Additionally, there will be approximately 8 feet between the Existing Dwelling and the Proposed Dwelling which is different from the adjacent property. There will also be side yard space at East Deshler Avenue which is not accounted for in the rear yard percentage. While this Property is still under the Title 33 Zoning Code, it would be able to meet rear yard and lot coverage requirements under the new Zoning Code. Therefore, this development is consistent with the direction that Columbus housing is heading.

The variance for square footage per unit is not substantial. This variance would be less if it were practical to split the lot. Remaining as one lot triggers an additional zoning requirement limiting the portion of the lot that can be used in density calculations. As a result, the calculation is based on 3,717 square feet instead of the actual 5,984-square-foot total lot size. If the full lot size could be used, the intensity of this variance request would be reduced. Even under the current calculation, the proposed four-unit density is consistent with some nearby properties, many of which have three or four units on similarly sized or smaller lots.

The vision triangle variance is not substantial. The vision triangle is for the Existing Dwelling. This condition has existed for many years and is similar to other lots in the neighborhood. The Proposed Dwelling will meet the required vision triangle at the northwest corner. This variance was not created by the Applicant and is merely to legitimize such existing condition.

**3. Whether the essential character of the neighborhood would be substantially altered or whether the adjoining properties would suffer a substantial detriment as a result of the variance.**

The essential character of the neighborhood will remain intact. The area contains a mix of one, two, three, and four-unit dwellings on lots with varying sizes and densities, many of which have similar yard configurations, lot coverage, and reduced or absent off-street parking.

The proposed variances will not result in any substantial detriment to adjoining properties. The parking condition will be consistent with other nearby multi-unit properties. The lot coverage and rear yard reductions reflect existing neighborhood patterns and will not limit light, air, or privacy for neighbors. The vision triangle variance merely formalizes a pre-existing condition that has existed without adverse impact.

**4. Whether the variance would adversely affect the delivery of governmental services.**

The area variance requests do not impact the delivery of services.

**5. Whether the property owner purchased the property with knowledge of the zoning restriction.**

The Applicant purchased the Property knowing it was zoned residential and that surrounding properties contained similar structures and densities. The need for these specific variances arose from the location of existing utilities, which made a lot split impractical, and from the desire to design a building layout that minimizes zoning deviations while remaining functional and consistent with the neighborhood.

**6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.**

The predicament cannot be remedied without the requested variances. A lot split is economically infeasible due to the cost of relocating or extending utilities. The vision triangle variance applies to the Existing Dwelling that cannot be altered without demolition. The Applicant has explored alternative building layouts but found no viable design that avoids these variances while achieving a compatible and functional development.

**7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.**

Granting the variances will observe the spirit and intent of the Zoning Code by ensuring a compatible, high-quality development that aligns with the South Side Plan's call for higher-density housing where appropriate. The proposal will enhance the use of the Property, increase the City's housing supply, and maintain the character and livability of the neighborhood. Substantial justice will be served by allowing the Property to be developed in a manner consistent with surrounding patterns, despite utility and historical lot constraints.

# Council Variance Application

## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Rebecca J. Mott  
of **(1)** MAILING ADDRESS Plank Law Firm, LPA, 411 East Town Street, Floor 2, Columbus, Ohio 43215  
deposes and states that they are 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 or ZONING NUMBER 1110-1112 S. Washington 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  
 Check here if listing additional  
property owners on a separate page.

**(3)** Third Equity LLC  
100 Pinehurst Drive  
Granville, Ohio 43023

APPLICANT'S NAME AND PHONE #  
(same as listed on front application)

Third Equity LLC c/o Rebecca J. Mott  
614-947-8600

NEIGHBORHOOD GROUP  
ZONING CHAIR OR CONTACT PERSON  
AND EMAIL ADDRESS

**(4)** Columbus South Side Area Commission  
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 AFFIANT Rebecca J. Mott

Sworn to before me and signed in my presence this 25 day of August, in the year 2025

Zachary Walker  
**(6)** SIGNATURE OF NOTARY PUBLIC

N/A  
Notary Seal Here  
My Commission Expires



Zachary Walker  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration Date  
Sec 147.03 RC

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

**EXHIBIT A**

CV25-078

**PUBLIC NOTICE  
THIRD EQUITY LLC  
AUGUST 25, 2025**

**APPLICANT**

**PROPERTY OWNER**

**ATTORNEY**

Third Equity LLC  
c/o Zac Walker  
Plank Law Firm, LPA  
411 East Town Street, Fl 2  
Columbus, OH 43215

Third Equity  
100 Pinehurst Drive  
Granville, OH 43023

Plank Law Firm, LPA  
c/o Zac Walker  
411 East Town Street, Fl 2  
Columbus, OH 43215

**AREA COMMISSION OR NEIGHBORHOOD  
GROUP**

Columbus South Side Area Commission  
c/o Kathy Green  
458 East Whittier Street  
Columbus, OH 43206

**SURROUNDING PROPERTY OWNERS**

Mitchel Ellis & Claire Mitri  
Or Current Occupant  
PO Box 2848  
Grand Rapids, MI 49501

Jonathan Thornburg & Katy Keith  
Or Current Occupant  
443 East Deshler Avenue  
Columbus, OH 43206

Kristian Vandemark  
Or Current Occupant  
440 East Deshler Avenue  
Columbus, OH 4306

David & Amy Noltemeyer  
Or Current Occupant  
7281 Ashville Fairfield Road  
Ashville, OH 43103

David & Amy Noltemeyer  
Or Current Occupant  
457 Stewart Avenue  
Columbus, OH 43206

Ralph Reed & Peter Schroeder  
Or Current Occupant  
439 Stewart Avenue  
Columbus, OH 43206

John Baumann & Nancy Bignoli-Baumann  
Or Current Occupant  
443 Stewart Avenue  
Columbus, OH 43206

Aaron & Maria Baer  
Or Current Occupant  
449 East Stewart Avenue  
Columbus, OH 43206

**PUBLIC NOTICE  
THIRD EQUITY LLC  
AUGUST 25, 2025  
Page 1 of 2**

**PUBLIC NOTICE  
THIRD EQUITY LLC  
AUGUST 25, 2025**

**EXHIBIT \_  
SURROUNDING PROPERTY OWNERS  
(continued from page 1)**

CV25-078

Bryan Gasaway & Roger Willcut Jr.  
Or Current Occupant  
1091 South Washington Avenue  
Columbus, OH 43206

Diavo Properties LLC  
1130 Kenbrook Common Street  
Columbus, OH 43220

Raphael Thurber & Corie Planz  
Or Current Occupant  
439 East Deshler Avenue  
Columbus, OH 43206

James Meeker AFDT  
Or Current Occupant  
414 East Deshler Avenue  
Columbus, OH 43206

Coleby Crawford & Meredith McCartney  
Or Current Occupant  
423 East Stewart Avenue  
Columbus, OH 43206

CBS Partnership  
PO Box 36  
Pataskala, OH 43062

Sean M. Dicks II & Dana Allyson S. Matthews  
Or Current Occupant  
419 Stewart Avenue  
Columbus, OH 43206

Elizabeth Baker  
Or Current Occupant  
453 Stewart Avenue  
Columbus, OH 43206

Rosie Houlding & Travis Shank  
Or Current Occupant  
448 East Deshler Avenue  
Columbus, OH 43206

Janet Deroberts  
Or Current Occupant  
427 East Deshler Avenue  
Columbus, OH 43206

Maxwell Chick & Katlyn Kohler  
Or Current Occupant  
431 East Deshler Avenue  
Columbus, OH 43206

Summerfield Homes LLC  
671 South High Street  
Columbus, OH 43206

Sharon Lynn Properties 3 LLC  
934 Middlebury Drive  
Worthington, OH 43085

Hollie Katherine & Jeffrey Knight  
Or Current Occupant  
8266 Trails End Drive  
Dublin, OH 43016

Hollie Katherine & Jeffrey Knight  
Or Current Occupant  
437 Deshler Avenue  
Columbus, OH 43206

Gerald Stauffer & Stephanie French  
Or Current Occupant  
1133 South Washington Avenue  
Columbus, OH 43206

Collin Meier & Lauren Taylor  
Or Current Occupant  
411 East Deshler Avenue  
Columbus, OH 43206

Hollie Katherine & Jeffrey Knight  
Or Current Occupant  
3039 Manchester Drive  
Spring Hill, OH 37174

# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV25-078

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) Rebecca J. Mott  
of (COMPLETE ADDRESS) Plank Law Firm, LPA, 411 East Town Street, Floor 2, Columbus, Ohio 43215  
deposes and states that they are 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:

For Example:      Name of Business or individual  
                                 Contact name and number  
                                 Business or individual's address; City, State, Zip Code  
                                 Number of Columbus-based employees

<p>1. Third Equity LLC Mike Ferris; 614-221-7368 100 Pinehurst Drive, Granville, Ohio 43023 0</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Rebecca J. Mott

Sworn to before me and signed in my presence this 25 day of August, in the year 2025

Zachary Walker  
SIGNATURE OF NOTARY PUBLIC

N/A  
My Commission Expires

Notary Seal Here



Zachary Walker  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration Date  
Sec 147.03 RC

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

**Exhibit C**

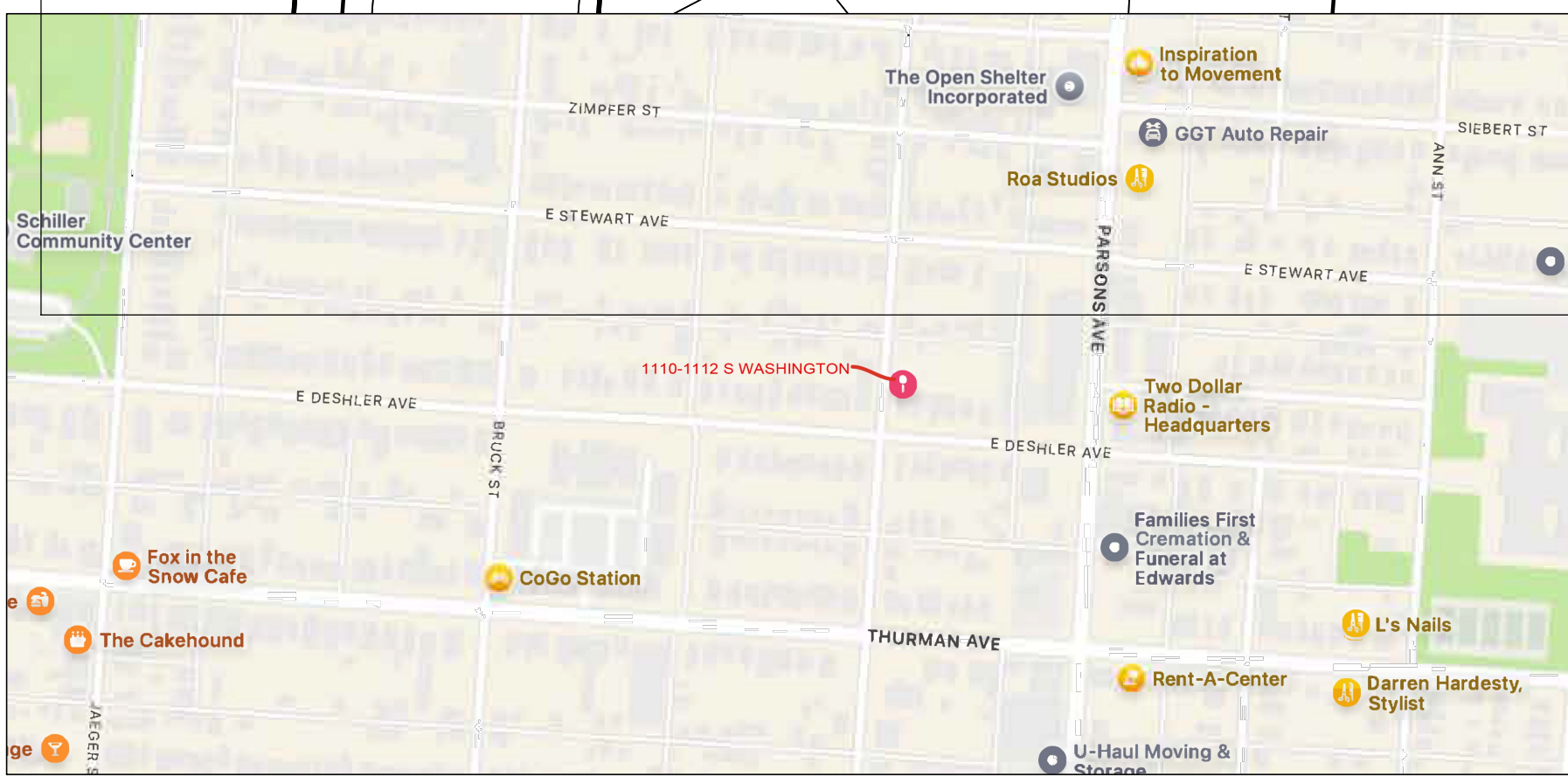
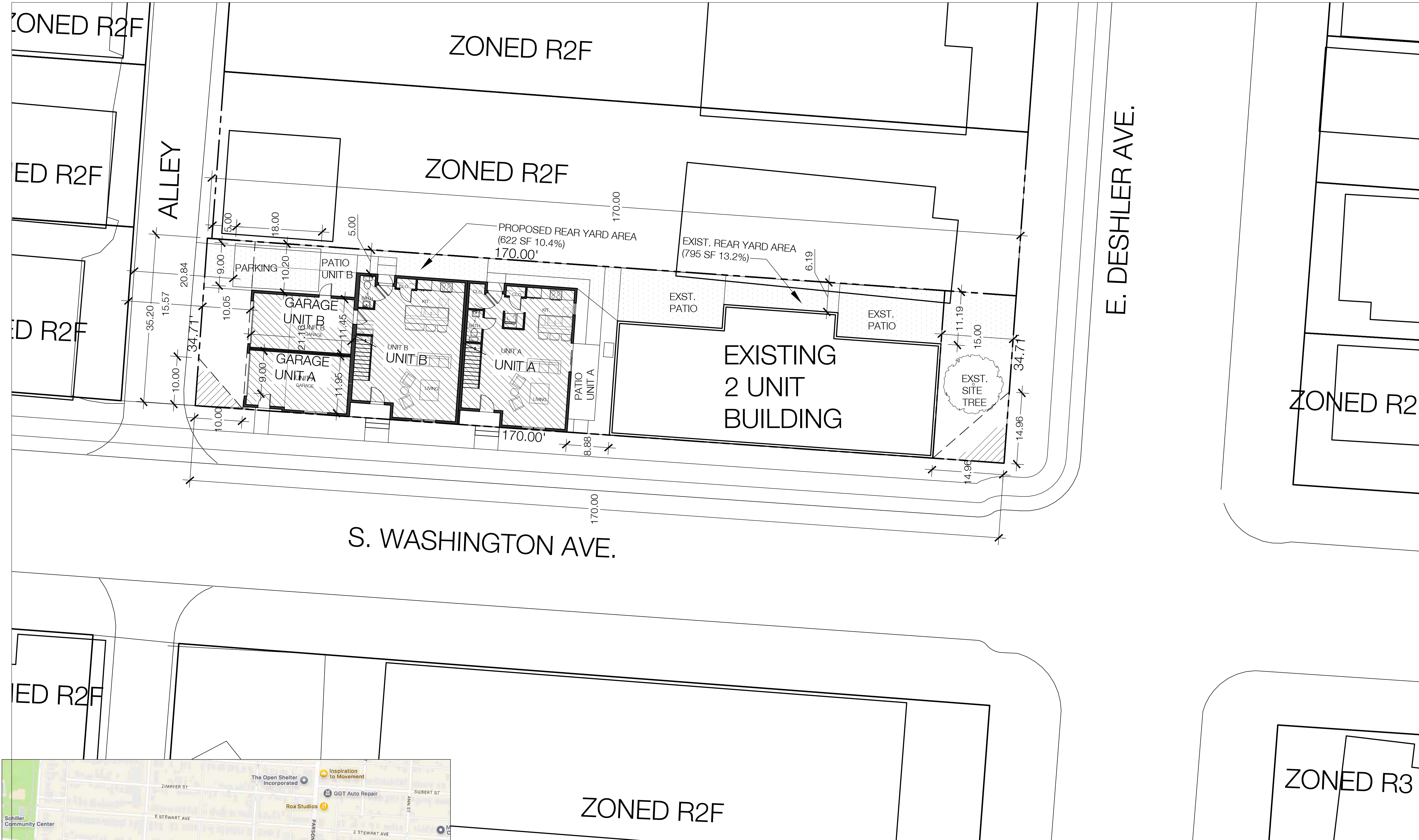
Legal Description

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:

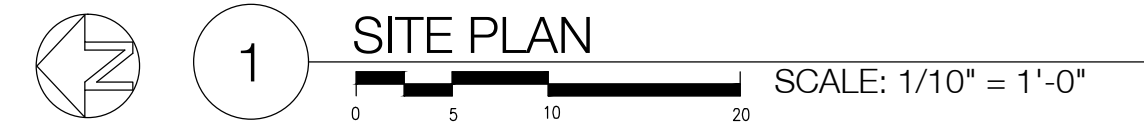
Lot Number One Hundred Three (103) of WIRTH, BARTH, AND HUBER'S SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book Number 3, page 380, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-002916-00

Property Address: 1110-1112 South Washington, Avenue, Columbus, OH 43206



2 LOCATION MAP NOT TO SCALE



1 SITE PLAN SCALE: 1/10" = 1'-0"

VARIANCES REQUESTED	
1). Section 3312.49, 2 parking spaces per unit is required. - Proposed 3 spaces (2 garage, 1 exterior) instead of the required 8 spaces (4 total units).	4). Section 3332.14, R-2F Residential District, two-family dwelling shall be situated on a lot of no less than 3,000 square feet per dwelling unit. - Proposed are (2) two-family dwellings on a 3,717 sf lot (929 sf per unit)
2). Section 3332.27, Each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area. - Proposed rear yard of existing structure to be 13.2%. - Proposed rear yard of new structure to be 10.4%.	5) Section 3332.18(D), Max building lot coverage is 50%, proposed is 61.7%.
3). Section 3332.037, R-2F Residential District, to permit two detached two-family dwellings on one parcel consisting of one existing two family dwelling and one new two-family dwelling with attached garage.	6) Section 3321.05(B)(2), 30' clear vision triangle is required at the existing structure at the intersection of S. Washington and E. Deshler - existing clear vision triangle is 14.96'.

SITE DATA TABLE	
LOT AREA:	5,984 SF
PROPOSED BUILDING FOOTPRINT:	1,938 SF
PROPOSED DRIVE/PATIO:	800 SF
EXISTING BUILDING FOOTPRINT:	1,752 SF
EXISTING PATIO:	640 SF
PRE DEVELOPED IMPERVIOUS AREA:	3,592 SF
POST DEVELOPED IMPERVIOUS AREA:	854 SF

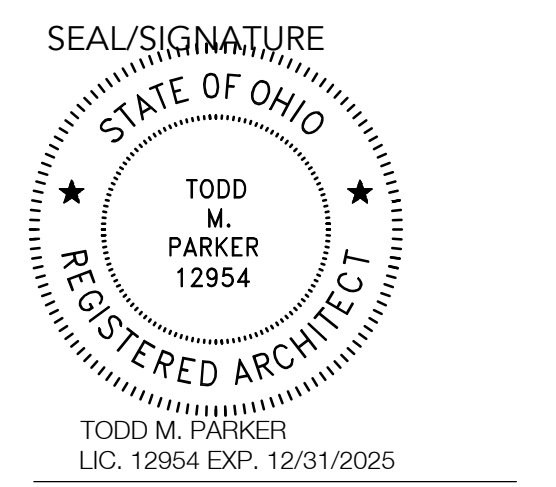
SQUARE FOOTAGE	
LOT AREA:	5,984 SF
PROPOSED BUILDING FOOTPRINT:	1,938 SF
EXISTING BUILDING FOOTPRINT:	1,752 SF
PROPOSED LOT COVERAGE:	61.7%
REQUIRED REAR YARD:	1,496 SF (25%)
PROPOSED REAR YARD:	1,417 SF (23.7%)
REQUIRED PARKING:	8 SPACES
PROPOSED PARKING:	2 GARAGE & 1 EXTERIOR
FIRST FLOOR FINISHED:	1,347 SF
ATTACHED GARAGE:	543 SF
TOTAL FLOORS:	2 STORIES (+ BASEMENT)
BUILDING HEIGHT TO ROOF RIDGE:	26'-0"
EXISTING BUILDING HGT.	15'-0"

PROJECT INFORMATION	
PROPOSED IS A NEW 2 UNIT TWO STORY SINGLE FAMILY RESIDENCES WITH ATTACHED GARAGES.	
ADDRESS: 1110-1112 S. WASHINGTON AVE. COLUMBUS, OH 43206	
PARCEL #:	010-002916-00
ZONING DISTRICT:	Z05-022, RESIDENTIAL, R2F
AREA COMMISSION:	COLUMBUS SOUTH SIDE
NEIGHBORHOOD ASSOCIATION:	MERION VILLAGE
FLOOD ZONE:	OUT

**F5**  
 F5 DESIGN/ARCHITECTURE INC  
 PO BOX 86  
 NEW ALBANY, OHIO 43054  
 WWW.F5DESIGN.COM  
 F5MAIL@F5DESIGN.COM  
 TEL 614.224.4946

PROJECT NAME:  
 PROPOSED TWO UNIT BUILDING  
 THIRD EQUITY LLC.  
 1110-1112 S. WASHINGTON AVE.  
 COLUMBUS, OHIO 43206

SITE COMPLIANCE



Builder  
 Drawings and specifications as instruments of professional service shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects not at the specified address, without the prior written authorization of F5 Design/Architecture Inc. C. 2025

SCALE: AS NOTED  
 PROJECT NO. 25017

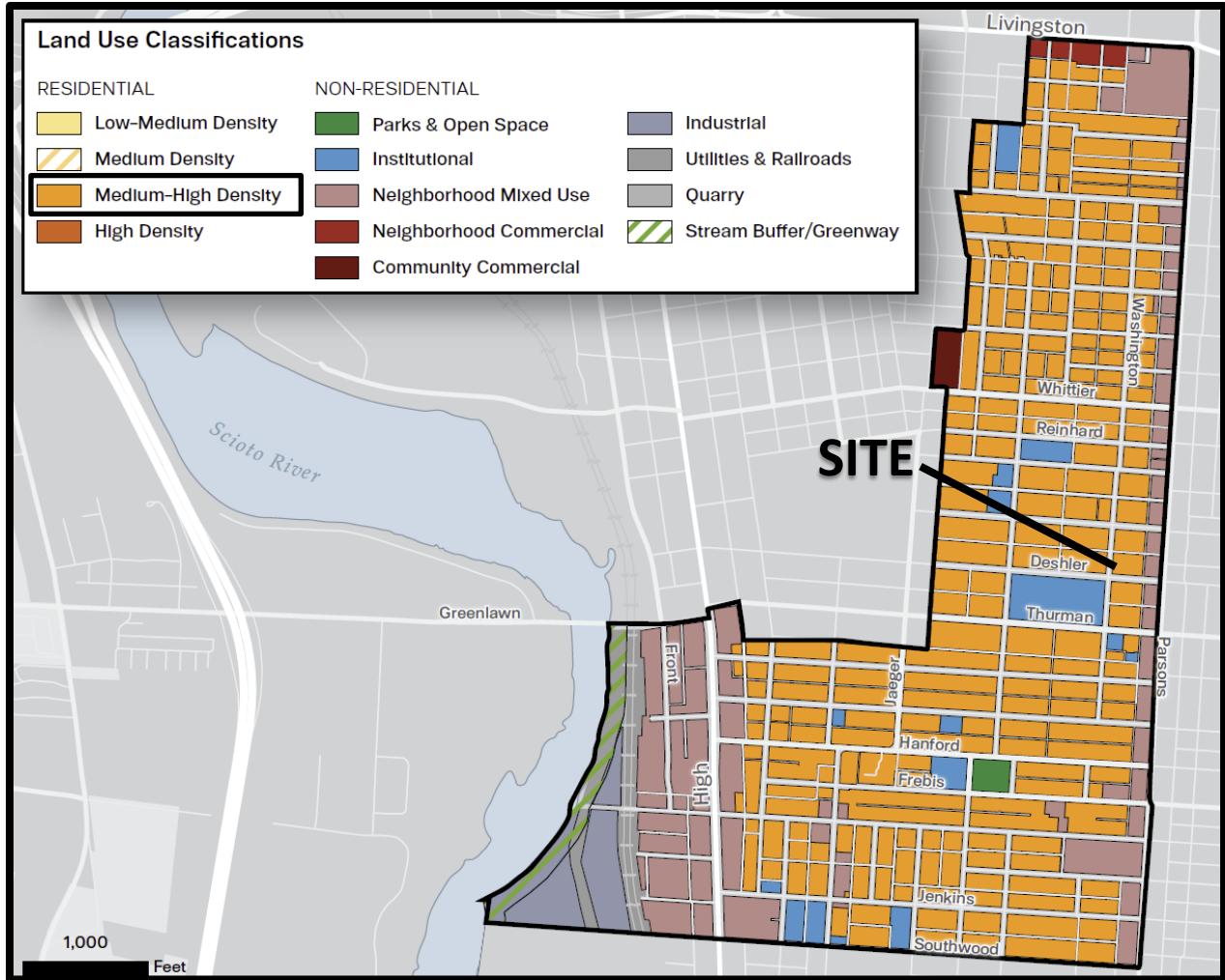
SITE PLAN  
 7 AUGUST 2025

**L100**



CV25-078  
1110-1112 S. Washington Ave.  
Approximately 0.14 acres

# South Side Plan (2014)



CV25-078  
 1110-1112 S. Washington Ave.  
 Approximately 0.14 acres



CV25-078  
1110-1112 S. Washington Ave.  
Approximately 0.14 acres