

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV24-090
Location: 1661 E. HUDSON ST. (43211), being 0.47± acres located at the southwest corner of East Hudson Street and Billiter Boulevard (010-061218 & 4 others; South Linden Area Commission).
Pending Zoning: R-4, Residential District.
Proposed Use: Single and two-unit dwellings.
Applicant(s): Brian Higgins; P.O. Box 8159; Columbus, OH 43201.
Property Owner(s): Central Ohio Community Improvement Corporation; 845 Parsons Avenue; Columbus, OH 43201.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of six undeveloped parcels in a pending R-4, Residential District. The requested Council variance will allow the development of single- and two-unit dwellings with a reduction in required parking and side yard requirements.
- A Council variance is requested to vary the required parking and side yard requirements of the proposed residential development.
- To the north of the site is a two-unit dwelling and commercial garage parking lot in the R-4, Residential District, and a commercial garage in the C-4, Commercial District. To the south is a single-unit dwelling and undeveloped lots in the R-4, Residential District. To the east is a commercial garage in the C-4, Commercial District. To the west are single-unit and two-unit dwellings in the R-4, Residential District.
- The Applicant has received a recommendation of approval from Staff and from the Development Commission for a concurrent rezoning request (Z24-033) to the R-4, Residential District.
- The site is within the planning boundaries of the *South Linden Land Use Plan (2018)*, which recommends “Mixed Use 1 (<24 du/ac)” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies (C2P2) (2018)*.
- The site is located within the boundaries of the South Linden Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this proposed development.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested variances and the committed to site plan show single- and two-unit dwellings developed in a way that is consistent with C2P) Design Guidelines, which states new housing

construction should be consistent with surrounding densities and building types in the neighborhood.



architectural site plan

1" = 10'-0"



elevations of 20' house and duplexes not to scale

	Site plan beyond existing utilities
	Existing easel line
	Existing easel line
	Existing easel line
	Existing easel line
	Existing easel line
	Existing easel line
	Existing easel line

SIGNED BY MARIA K. ANDERSEN-BERARDI
PARTNERS ON 10/30/2024

SIGNED BY MARIA K. ANDERSEN-BERARDI
PARTNERS ON 10/30/2024

**EAST HUDSON
DUPLEX**

1643-1647 East Hudson Street
Columbus, Ohio 43211

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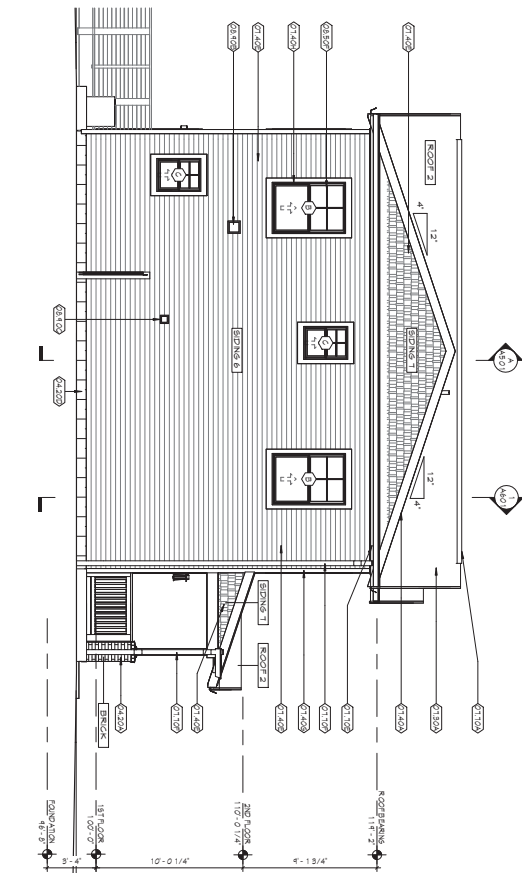
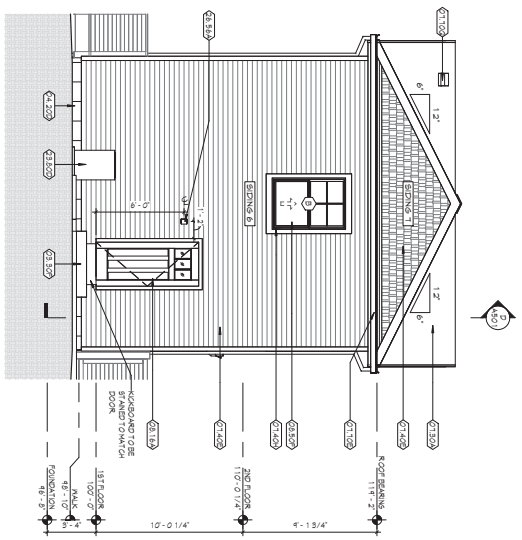
CONSTRUCTION DOCUMENTS

PROJECT DATE: 10/30/2024
PROJECT #: 21168

Insertion Date

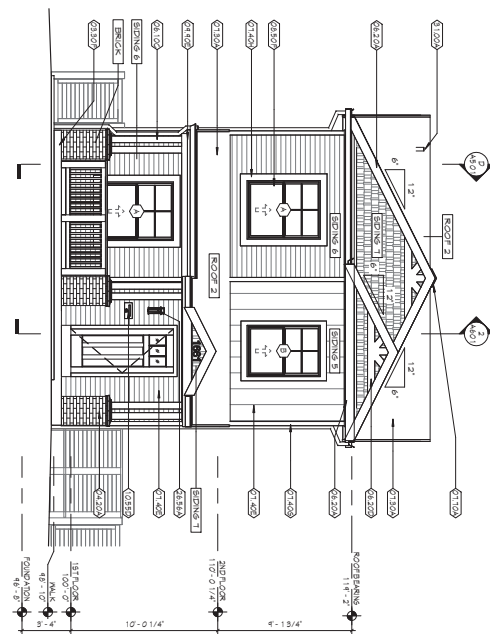
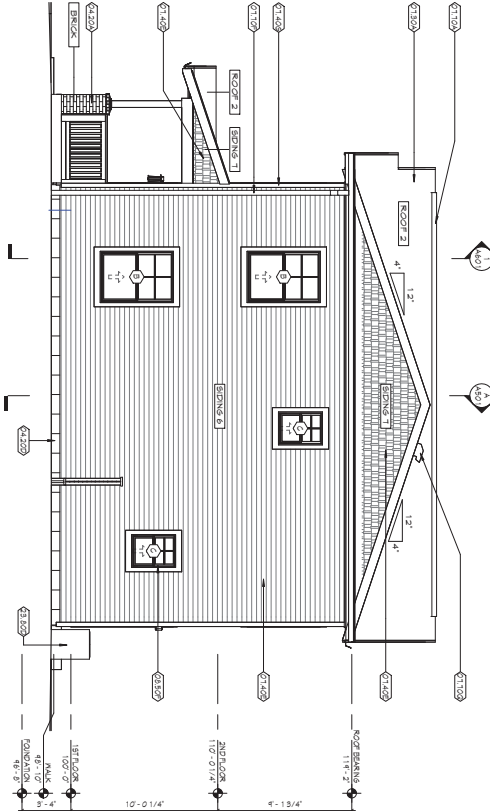
ARCHITECTURAL
SITE PLAN
AS-101e

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1180 GROUND LEVEL, COLUMBUS, OHIO 43212
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exterior paint key

1	PRIME	PRIME	PRIME
2	PRIME	PRIME	PRIME
3	PRIME	PRIME	PRIME
4	PRIME	PRIME	PRIME



General notes: Elevations
 1. ELEVATION DIMENSIONS SHOWN ON THESE DRAWINGS ARE FINISH FLOOR ELEVATIONS UNLESS NOTED OTHERWISE.
 2. ALL FINISH DIMENSIONS AND FINISHES NOT SPECIFIED TO BE 3/8\"/>

NOT ALL MATERIALS MAY BE USED IN ALL SECTIONS. FINISH COLOR SYSTEMS TO BE DETERMINED BY OWNER AND NOTED.
 [Color swatches for various finishes]

- KEYNOTES
- 1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 - 2. ALL DIMENSIONS SHALL BE FINISH UNLESS NOTED OTHERWISE.
 - 3. ALL MATERIALS SHALL BE OF QUALITY SUITABLE FOR THE EXTERIOR AND AS SPECIFIED IN THE SPECIFICATIONS.
 - 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 - 5. ALL MATERIALS SHALL BE OF QUALITY SUITABLE FOR THE EXTERIOR AND AS SPECIFIED IN THE SPECIFICATIONS.
 - 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 - 7. ALL MATERIALS SHALL BE OF QUALITY SUITABLE FOR THE EXTERIOR AND AS SPECIFIED IN THE SPECIFICATIONS.
 - 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 - 9. ALL MATERIALS SHALL BE OF QUALITY SUITABLE FOR THE EXTERIOR AND AS SPECIFIED IN THE SPECIFICATIONS.
 - 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.

SIGNED BY MARIA V. ANDERBERARDI
 PARTNERS ON 10/09/2024

20' HOUSE E
 HUDSON

1461 E Hudson Street
 Columbus, Ohio 43211

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NOT FOR CONSTRUCTION
 CONSTRUCTION DOCUMENTS
 PROJECT DATE: 08/20/2024
 PROJECT #: 23178

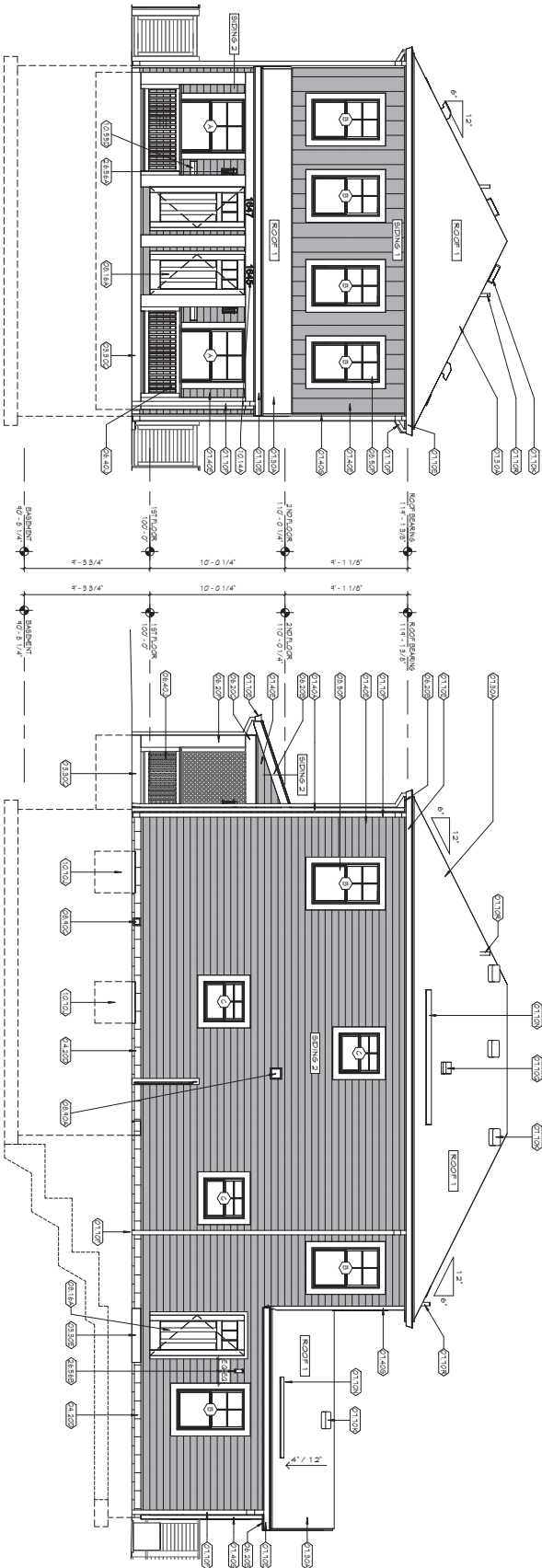
EXTERIOR ELEVATIONS
 A201

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 1586 GROUND ELEVATION, COLUMBUS, OHIO 43212
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6/22/2024 2:58:22 PM

2 north elevation
1/4" = 1'-0"

1 west elevation
1/4" = 1'-0"



exterior paint key table with 3 columns: color swatch, material name, and notes.

material legend table with color swatches and material names such as EXTERIOR PORTLAND CEMENT PLASTER and EXTERIOR GYPSUM BOARD.

kynotes list including notes for COULTESS 3/4\"

kynotes list including notes for BACKLASH SYSTEM BACK ROOF AND FLASHING WITH RECESSED ROOF FLASHING.

general notes: deviations section regarding exterior finishes and window details.

SIGNED BY MARIA K. ANDERSEN/BERARDI
PARTNER ON 10/30/2024

EAST HUDSON DUPLEX

1645 1/2 East Hudson Street
Columbus, Ohio 43111

CONSTRUCTION DOCUMENTS

PROJECT DATE: 08/20/2024
PROJECT #: 23168

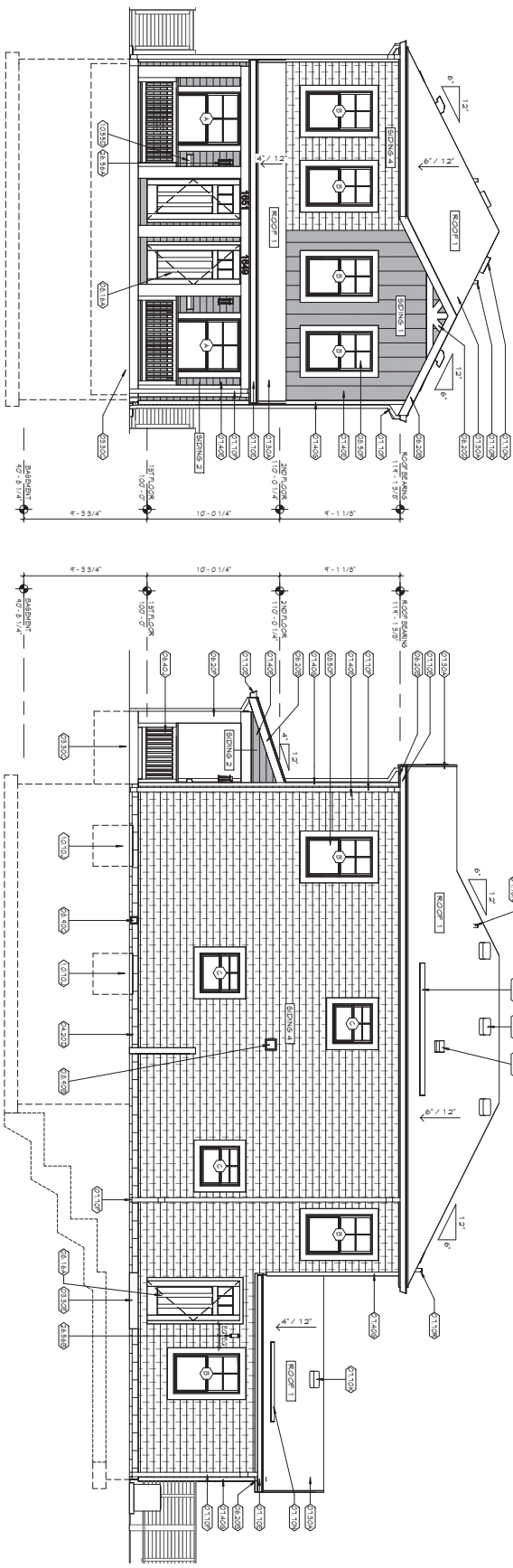
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FINAL ELEVATION PLANS RECEIVED 10.30.2024 SHEET 2 OF 9 CV24-090

NOT FOR CONSTRUCTION



exterior paint key

key	color	texture	notes
01100	white	smooth	exterior wall paint
01110	off-white	smooth	exterior wall paint
01120	grey	smooth	exterior wall paint
01130	dark grey	smooth	exterior wall paint
01140	blue-grey	smooth	exterior wall paint
01150	green-grey	smooth	exterior wall paint
01160	brown	smooth	exterior wall paint
01170	tan	smooth	exterior wall paint
01180	yellow-tan	smooth	exterior wall paint
01190	white	smooth	exterior wall paint
01200	white	smooth	exterior wall paint

material legend

NOT ALL MATERIALS HAVE BEEN USED. SEE FOUNDATION PLAN. COLORS SET TO BE DETERMINED BY ARCHITECT.

key	material
01010	INTERIOR PORTICO
01020	6x4 WHITE BOARD BATH STAIRS
01030	INTERIOR PORTICO
01040	6x4 WHITE 12x12 SING
01050	6x6 WHITE 12x12 SING
01060	6x6 WHITE 12x12 SING
01070	6x6 WHITE 12x12 SING
01080	6x6 WHITE 12x12 SING
01090	6x6 WHITE 12x12 SING
01100	6x6 WHITE 12x12 SING
01110	6x6 WHITE 12x12 SING
01120	6x6 WHITE 12x12 SING
01130	6x6 WHITE 12x12 SING
01140	6x6 WHITE 12x12 SING
01150	6x6 WHITE 12x12 SING
01160	6x6 WHITE 12x12 SING
01170	6x6 WHITE 12x12 SING
01180	6x6 WHITE 12x12 SING
01190	6x6 WHITE 12x12 SING
01200	6x6 WHITE 12x12 SING

keynotes

01210	4" CONCRETE 8x8 REINFORCED WITH #48
01220	CONCRETE SLAB WITH 2" EPS INSULATION
01230	CONCRETE SLAB WITH 4" EPS INSULATION
01240	CONCRETE SLAB WITH 6" EPS INSULATION
01250	CONCRETE SLAB WITH 8" EPS INSULATION
01260	CONCRETE SLAB WITH 10" EPS INSULATION
01270	CONCRETE SLAB WITH 12" EPS INSULATION
01280	CONCRETE SLAB WITH 14" EPS INSULATION
01290	CONCRETE SLAB WITH 16" EPS INSULATION
01300	CONCRETE SLAB WITH 18" EPS INSULATION
01310	CONCRETE SLAB WITH 20" EPS INSULATION
01320	CONCRETE SLAB WITH 22" EPS INSULATION
01330	CONCRETE SLAB WITH 24" EPS INSULATION
01340	CONCRETE SLAB WITH 26" EPS INSULATION
01350	CONCRETE SLAB WITH 28" EPS INSULATION
01360	CONCRETE SLAB WITH 30" EPS INSULATION
01370	CONCRETE SLAB WITH 32" EPS INSULATION
01380	CONCRETE SLAB WITH 34" EPS INSULATION
01390	CONCRETE SLAB WITH 36" EPS INSULATION
01400	CONCRETE SLAB WITH 38" EPS INSULATION
01410	CONCRETE SLAB WITH 40" EPS INSULATION
01420	CONCRETE SLAB WITH 42" EPS INSULATION
01430	CONCRETE SLAB WITH 44" EPS INSULATION
01440	CONCRETE SLAB WITH 46" EPS INSULATION
01450	CONCRETE SLAB WITH 48" EPS INSULATION
01460	CONCRETE SLAB WITH 50" EPS INSULATION
01470	CONCRETE SLAB WITH 52" EPS INSULATION
01480	CONCRETE SLAB WITH 54" EPS INSULATION
01490	CONCRETE SLAB WITH 56" EPS INSULATION
01500	CONCRETE SLAB WITH 58" EPS INSULATION
01510	CONCRETE SLAB WITH 60" EPS INSULATION

general notes: elevations

ELEVATION SPERENCES BEING ON THE DRAWING ARE FROM FINISH GRADE UNLESS OTHERWISE NOTED. ELEVATION SPERENCES BEING ON THE DRAWING ARE FROM FINISH GRADE UNLESS OTHERWISE NOTED. ELEVATION SPERENCES BEING ON THE DRAWING ARE FROM FINISH GRADE UNLESS OTHERWISE NOTED.

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2 north elevation 1/4" = 1'-0"

1 west elevation 1/4" = 1'-0"

NOT FOR CONSTRUCTION

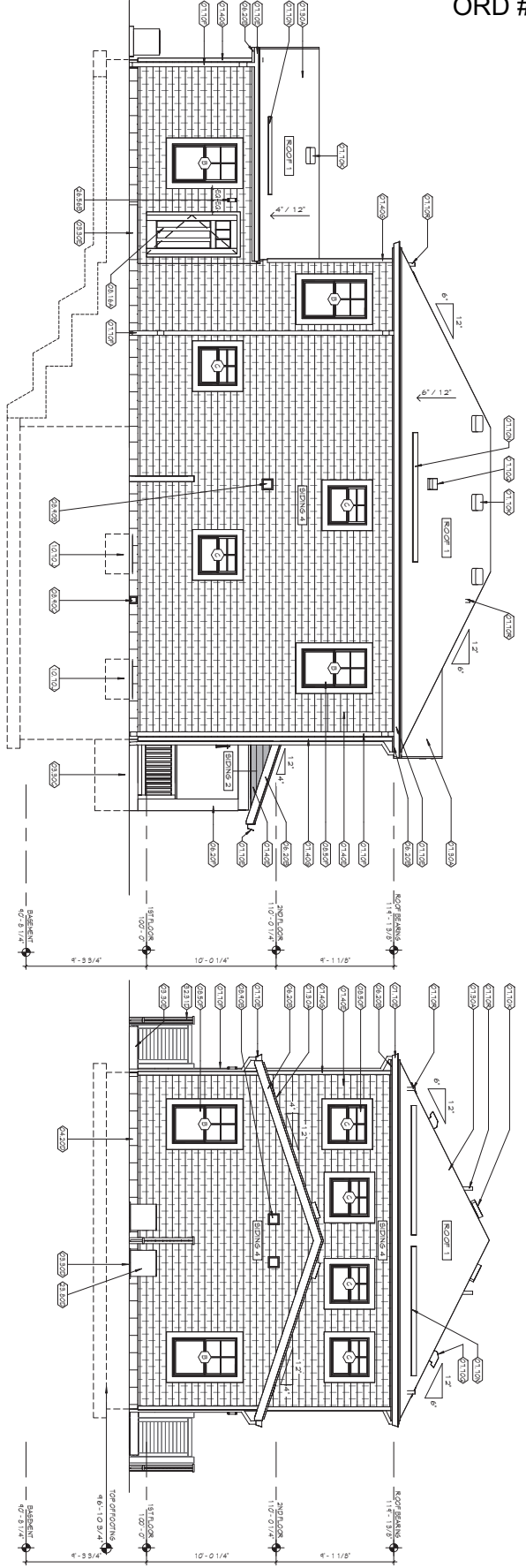
EXTERIOR ELEVATIONS A200

CONSTRUCTION DOCUMENTS PROJECT DATE: 08/20/2024 PROJECT #: 23168

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EAST HUDSON DUPLEX 1649 1/2 E. Hudson Street Columbus, Ohio 43211

SIGNED BY: MARK A. ANDERSON/BERARDI PARTNERS ON 10/30/2024



2
A201
east elevation
1/4" = 1'-0"

1
A201
south elevation
1/4" = 1'-0"

exterior paint key	
01-1	PAINT: TERRAZZO GRAY - ACQUAFINE INTERIORS BY THE LITTLE CO.™
01-2	PAINT: TERRAZZO GRAY - ACQUAFINE INTERIORS BY THE LITTLE CO.™
01-3	PAINT: TERRAZZO GRAY - ACQUAFINE INTERIORS BY THE LITTLE CO.™
01-4	PAINT: TERRAZZO GRAY - ACQUAFINE INTERIORS BY THE LITTLE CO.™
01-5	PAINT: TERRAZZO GRAY - ACQUAFINE INTERIORS BY THE LITTLE CO.™

material legend	
02-1	EXTERIOR PORTLAND CONCRETE
02-2	EXTERIOR PORTLAND CONCRETE
02-3	EXTERIOR PORTLAND CONCRETE
02-4	EXTERIOR PORTLAND CONCRETE
02-5	EXTERIOR PORTLAND CONCRETE
02-6	EXTERIOR PORTLAND CONCRETE
02-7	EXTERIOR PORTLAND CONCRETE
02-8	EXTERIOR PORTLAND CONCRETE
02-9	EXTERIOR PORTLAND CONCRETE
02-10	EXTERIOR PORTLAND CONCRETE
02-11	EXTERIOR PORTLAND CONCRETE
02-12	EXTERIOR PORTLAND CONCRETE
02-13	EXTERIOR PORTLAND CONCRETE
02-14	EXTERIOR PORTLAND CONCRETE
02-15	EXTERIOR PORTLAND CONCRETE
02-16	EXTERIOR PORTLAND CONCRETE
02-17	EXTERIOR PORTLAND CONCRETE
02-18	EXTERIOR PORTLAND CONCRETE
02-19	EXTERIOR PORTLAND CONCRETE
02-20	EXTERIOR PORTLAND CONCRETE
02-21	EXTERIOR PORTLAND CONCRETE
02-22	EXTERIOR PORTLAND CONCRETE
02-23	EXTERIOR PORTLAND CONCRETE
02-24	EXTERIOR PORTLAND CONCRETE
02-25	EXTERIOR PORTLAND CONCRETE
02-26	EXTERIOR PORTLAND CONCRETE
02-27	EXTERIOR PORTLAND CONCRETE
02-28	EXTERIOR PORTLAND CONCRETE
02-29	EXTERIOR PORTLAND CONCRETE
02-30	EXTERIOR PORTLAND CONCRETE

Keynotes	Keynotes
01-30C	01-14
01-30D	01-15
01-30E	01-16
01-30F	01-17
01-30G	01-18
01-30H	01-19
01-30I	01-20
01-30J	01-21
01-30K	01-22
01-30L	01-23
01-30M	01-24
01-30N	01-25
01-30O	01-26
01-30P	01-27
01-30Q	01-28
01-30R	01-29

Keynotes
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general notes: elevations
 ELEVATION NOTES: ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. FINISHES TO BE USED AS SHOWN IN THE MATERIAL SCHEDULE AND MATERIAL LEGEND. MATERIALS TO BE USED AS SHOWN IN THE MATERIAL SCHEDULE AND MATERIAL LEGEND. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. FINISHES TO BE USED AS SHOWN IN THE MATERIAL SCHEDULE AND MATERIAL LEGEND. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. FINISHES TO BE USED AS SHOWN IN THE MATERIAL SCHEDULE AND MATERIAL LEGEND. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. FINISHES TO BE USED AS SHOWN IN THE MATERIAL SCHEDULE AND MATERIAL LEGEND.

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 1649 161st E Hudson Street
 Columbus, Ohio 43111
 TEL: 614.595.1111
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SIGNED BY MARIA K. ANDERSSEN-BERNARDI
 PARTNERS ON 10/30/2024

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

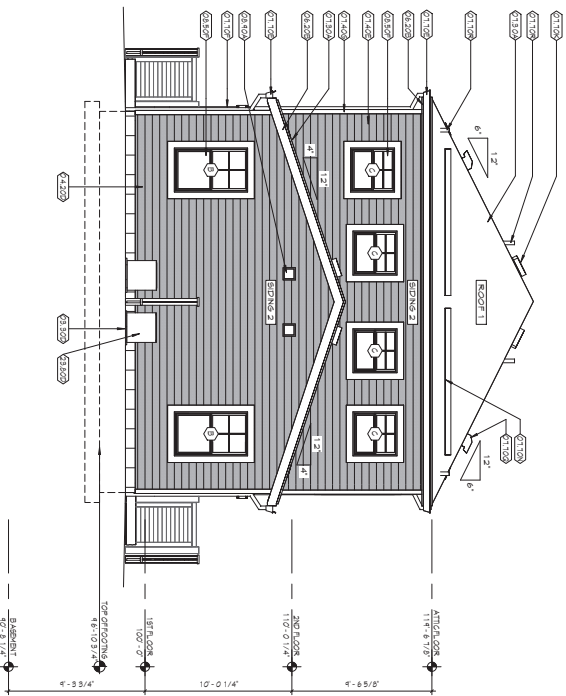
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ARCHITECTS AND DESIGNERS
 1586 GOODWILL BUILDING, COLUMBUS, OHIO 43212
 PH: 614.221.1111 | WWW.BERARDIARCHITECTS.COM

CONSTRUCTION DOCUMENTS
 PROJECT DATE: 08/20/2024
 PROJECT #: 23188
 Description Date

exterior paint key	
001	PAINT: SEMI-GLOSS, ACRYLIC ENAMEL, LIGHT GREY/WHITE
002	PAINT: SEMI-GLOSS, ACRYLIC ENAMEL, DARK GREY
003	PAINT: SEMI-GLOSS, ACRYLIC ENAMEL, WHITE
004	PAINT: SEMI-GLOSS, ACRYLIC ENAMEL, BLACK
005	PAINT: SEMI-GLOSS, ACRYLIC ENAMEL, BROWN



1
A201
south elevation
1/4" = 1'-0"

general notes: elevations

1. THESE ELEVATIONS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS WITH THE ARCHITECT AND PROVIDER BEFORE CONSTRUCTION. ANY CHANGES TO THE ELEVATIONS SHALL BE MADE IN WRITING BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE ELEVATIONS AS SHOWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE ELEVATIONS AS SHOWN UNLESS OTHERWISE NOTED.

material legend

001	CONCRETE
002	BRICK
003	WOOD
004	GLASS
005	ROOFING
006	PAINT
007	LANDSCAPE
008	MECHANICAL
009	ELECTRICAL
010	PLUMBING
011	HEATING
012	Cooling
013	Other

NOT FOR CONSTRUCTION

A201

EXTERIOR
ELEVATIONS

CONSTRUCTION
DOCUMENTS
PROJECT DATE: 08/20/2024
PROJECT #: 23188

Inspection Date

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ARCHITECTS AND ENGINEERS
1800 SPOONER AVENUE, SUITE 100
ANN ARBOR, MI 48106-1119
www.berardi.com

6/22/2024 2:30:07 PM

SIGNED BY: YANIRA K. ANDERSEN/BERARDI
PATTERN ON: 10/30/2024

EAST HUDSON
DUPLEX

1645-1647 Hudson Street
Columbus, Ohio 43211

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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

These homes are being developed by the Central Ohio Community Land Trust as affordable, for-sale residences. Since there is a critical shortage of affordable housing in Central Ohio, denying these variance would allow for less units to be built, thereby exacerbating the issue.

2. Whether the variance is substantial.

Yes No

We do not consider these variances to be 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.

Yes No

These homes are similar to other homes found throughout Linden.

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

Yes No

It would not.

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

Yes No

These properties aren't purchased conventionally. They are acquired because they had tax liens and were foreclosed upon.

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

Yes No

Sure, but the construction of less units.

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

Yes No

Other than the parking variances, the other requests would be difficult to observe with the naked eye.

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):

1) Section 3332.26 (C), Minimum Side Yard Permitted, to reduce the required side yard from five feet to three feet minimum for a two-family dwelling. - Three feet is typical of single family homes.

2) Section 3332.28 (D), Side or Rear Yard Obstruction, to allow the required side yard to be three feet minimum. - This reduction does not negatively impact quality of life.

3) Section 3312.49, to reduce from 4 (2) parking spaces to 2 (1) parking spaces - There is adequate on street parking nearby to offset this reduction.

+

Signature of Applicant Brian Higgins

Digitally signed by Brian Higgins
Date: 2024.08.19 16:51:02 -04'00'

Date 8/19/2024

Exhibit A

Statement of Hardship

1645 and 1647 East Hudson Street; Columbus, OH 43211

The proposed statement is to request and substantiate the grant of Variance for 1645 and 1647 East Hudson Street in Columbus, Ohio. The property, PID 010-061218 will get rezoned from C-3 to R-4. The primary goal of this project is to create a well-designed, affordable duplex that will benefit and add value to the existing character of the neighborhood. The Council Variance application is submitted in conjunction with the pending rezoning application for the following variances:

- 1) Section 3312.49, Required Parking, to reduce from 4 parking spaces to 2 parking spaces.
- 2) Section 3332.26 (C), Minimum Side Yard Permitted, to reduce the required side yard from five feet to 4'-6" for a two-family dwelling.

Exhibit A**Statement of Hardship****1649 and 1651 East Hudson Street; Columbus, OH 43211**

The proposed statement is to request and substantiate the grant of Variance for 1649 and 1651 East Hudson Street in Columbus, Ohio. The property, PID 010-061219 will get rezoned from C-3 to R-4. The primary goal of this project is to create a well-designed, affordable duplex that will benefit and add value to the existing character of the neighborhood. The Council Variance application is submitted in conjunction with the pending rezoning application for the following variances:

- 1) Section 3312.49, Required Parking, to reduce from 4 parking spaces to 2 parking spaces.
- 2) Section 3332.26 (C), Minimum Side Yard Permitted, to reduce the required side yard from five feet to 4'-6" for a two-family dwelling.

Exhibit A

Statement of Hardship

1653 and 1655 East Hudson Street; Columbus, OH 43211

The proposed statement is to request and substantiate the grant of Variance for 1653 and 1655 East Hudson Street in Columbus, Ohio. The property, PID 010-061220 and 010-129670, will get combined into one parcel and will also get rezoned from C-3 to R-4. The primary goal of this project is to create a well-designed, affordable duplex that will benefit and add value to the existing character of the neighborhood. The Council Variance application is submitted in conjunction with the pending rezoning application for the following variances:

- 1) Section 3312.49, Required Parking, to reduce from 4 parking spaces to 2 parking spaces.
- 2) Section 3332.26 (C), Minimum Side Yard Permitted, to reduce the required side yard from five feet to 4'-6" for a two-family dwelling.

Exhibit A

Statement of Hardship

1657 and 1659 East Hudson Street; Columbus, OH 43211

The proposed statement is to request and substantiate the grant of Variance for 1657 and 1659 East Hudson Street in Columbus, Ohio. The property, PID 010-061221 will get rezoned from C-3 to R-4. The primary goal of this project is to create a well-designed, affordable duplex that will benefit and add value to the existing character of the neighborhood. The Council Variance application is submitted in conjunction with the pending rezoning application for the following variances:

- 1) Section 3312.49, Required Parking, to reduce from 4 parking spaces to 2 parking spaces.
- 2) Section 3332.26 (C), Minimum Side Yard Permitted, to reduce the required side yard from five feet to 4'-6" for a two-family dwelling.

Exhibit A

Statement of Hardship

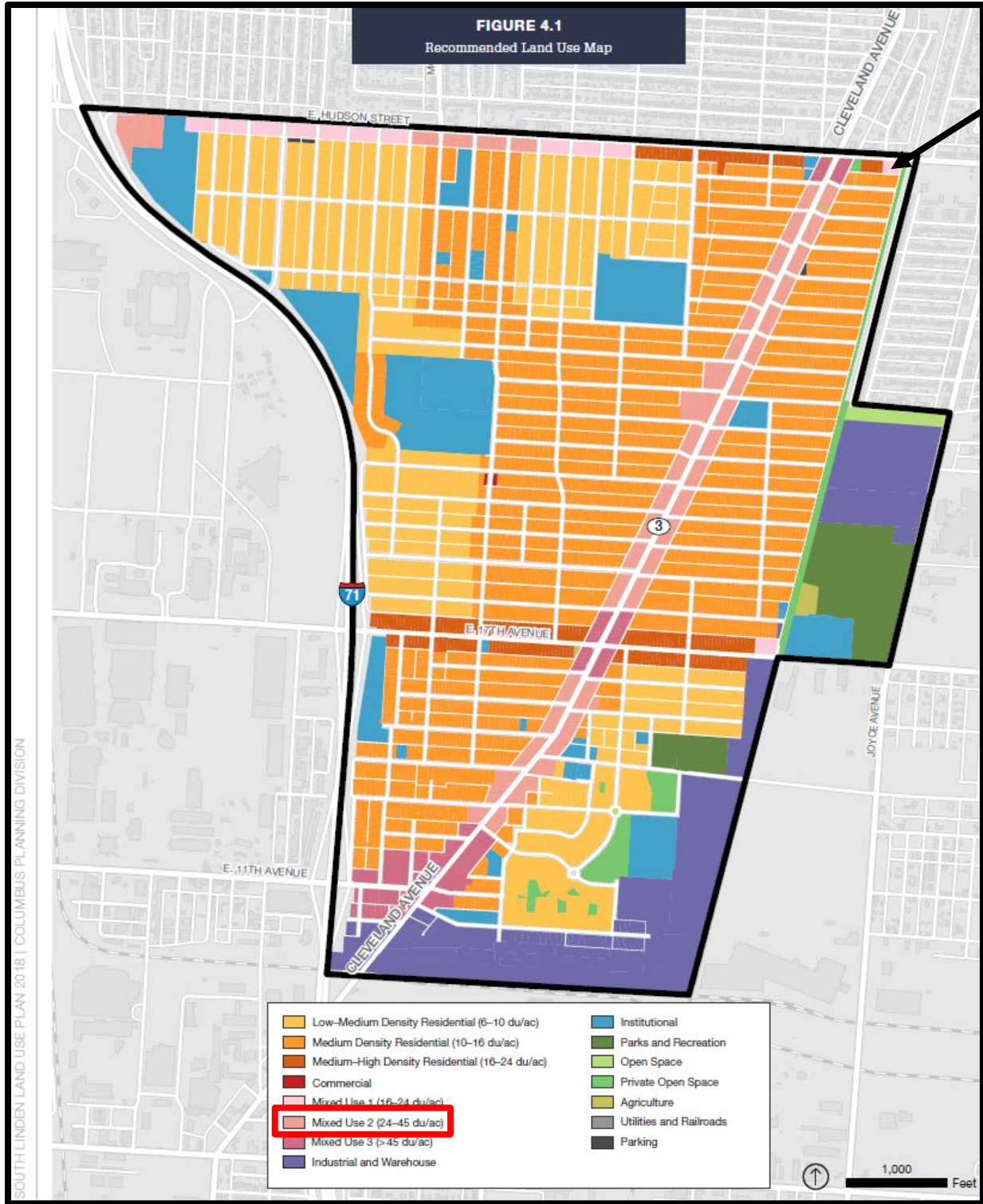
1661 East Hudson Street; Columbus, OH 43211

The proposed statement is to request and substantiate the grant of Variance for 1661 East Hudson Street in Columbus, Ohio. The property, PID 010-061222 will get rezoned from C-3 to R-4. The primary goal of this project is to create a well-designed, affordable duplex that will benefit and add value to the existing character of the neighborhood. The Council Variance application is submitted in conjunction with the pending rezoning application for the following variances:

- 1) Section 3312.49, Required Parking, to reduce from 2 parking spaces to 1 parking spaces.
- 2) Section 3332.25, Maximum side yard required, to reduce from 20 percent of the width of the lot to 17.98 percent.



CV24-090
1661 E. Hudson St.
Approximately 0.47 acres



CV24-090
1661 E. Hudson St.
Approximately 0.47 acres



CV24-090
1661 E. Hudson St.
Approximately 0.47 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z24-033 & CV24-090

Address 1661 E. HUDSON ST.

Group Name SOUTH LINDEN AREA COMMISSION

Meeting Date September 17, 2024

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation Approval

(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Property Owner is proposing new construction of one (1) single family dwelling unit and four (4) duplex family dwelling units which conform with other development in the area and will increase the affordable housing stock. Under C24-090 Parcels 010-061218, 010-061219, 010-061220, 010-061221, 010-061222, and 010-129670 are currently zoned for commercial development (C-3, Commercial District). Rezoning these parcels from C-3, Commercial District to R-4 Residential District permits residential development. Under Z24-033 Parcels 010-061218, 010-061219, 010-061220, 010-061221, 010-061222, and 010-129670 lot widths are currently Forty (40) feet. Granting variance under Section 3332.05 reduces the required lot width from Fifty (50) feet to Forty (40) feet to legitimize the existing lot condition. Granting variance under Section 3332.36 a sufficient perimeter yard shall satisfy the minimum side yard requirement for a multiple dwelling development located in a R-4 Residential District. Granting variances does not adversely affect the surrounding neighbors.

With Six (6) Area Commissioners in attendance Quorum is Met. The South Linden Area Commission convened its regularly scheduled meeting this date. Having heard statements made, reviewed supporting documentation, and engaged meaningful discussions to clarify and satisfy concerns, Commissioner P. Williams moved, with a second from Commissioner Wade, to issue its RECOMMENDATION OF APPROVAL. The Chair opened for additional questions and hearing none, called for the Voice Vote as follows:

Voice Vote Approval: Motion Passed with 6 In FAVOR; No Abstention(s); No Opposition(s)
Duckworth, Hairston, Jamison, Redman, Wade, and P. Williams

Vote Six (6) In Favor; No Abstentions; No Opposition

Signature of Authorized Representative /s/Peggy A. Williams/

Recommending Group Title SOUTH LINDEN AREA COMMISSION

Daytime Phone Number (614) 372-5006

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-090

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) Brian Higgins
of (COMPLETE ADDRESS) PO Box 8159, Columbus, OH 43201

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

1. COCIC, Jake Hiestand, 614-724-5263 845 Parsons Avenue, Columbus, OH 43206 11	2.
3.	4.

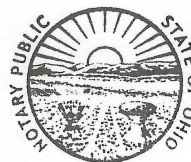
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 18th day of July, in the year 2024


SIGNATURE OF NOTARY PUBLIC

10.10.26 Notary Seal Here
My Commission Expires



LISA M HOUK
Notary Public
State of Ohio
My Comm. Expires
October 10, 2026

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