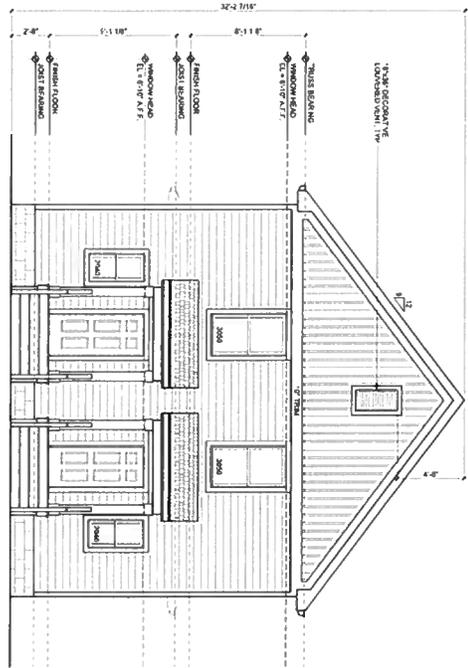
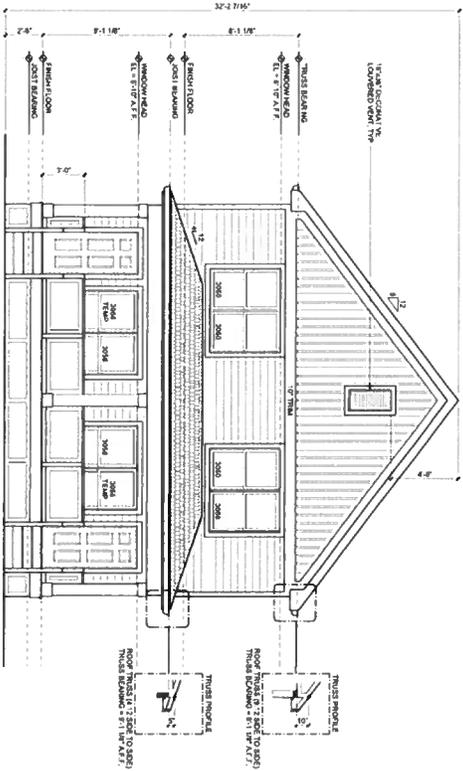




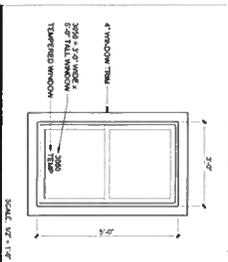
2 REAR ELEVATION



1 FRONT ELEVATION



WINDOW LEGEND



2/17/2026

*Erin Long Ryan*

ELEVATION MATERIAL LEGEND

- ASPHALT SHINGLES
- VINYL SIDING
- WHITE SIDING AND BATH SIDING
- CLAY FOUNDATION

Healthy Homes

A HEALTHY HE-CORPORATION, HEALTHY FAMILIES INITIATIVE

1541 E 26TH AVE  
COLUMBUS, OHIO 43211  
NEW DUPLEX  
PREPARED FOR:

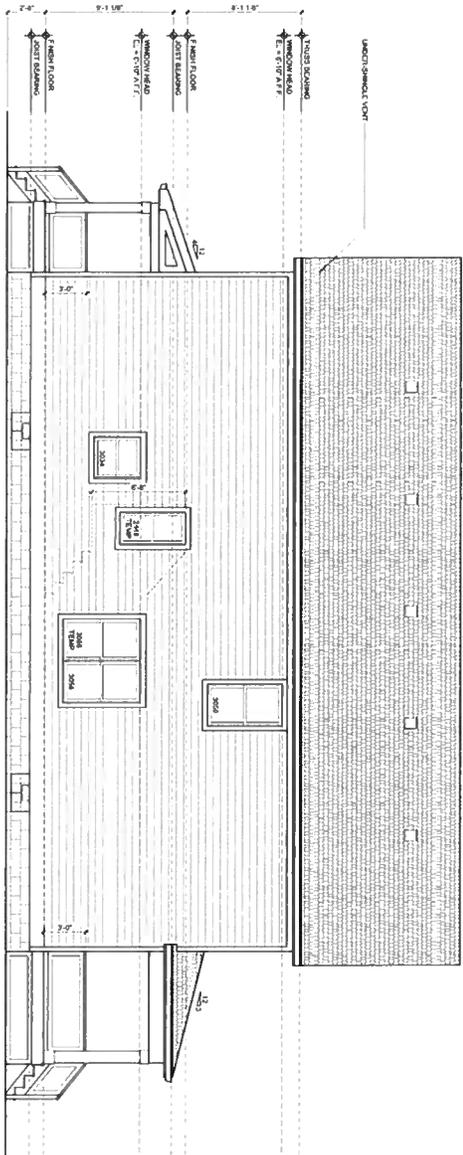
**SBA STUDIOS**  
ARCHITECTURAL DESIGN  
4140 27th Ave, Columbus, OH 43221  
WWW.SBASTUDIOS.COM

SCOTT O. DICKER, ARCHITECT  
1454

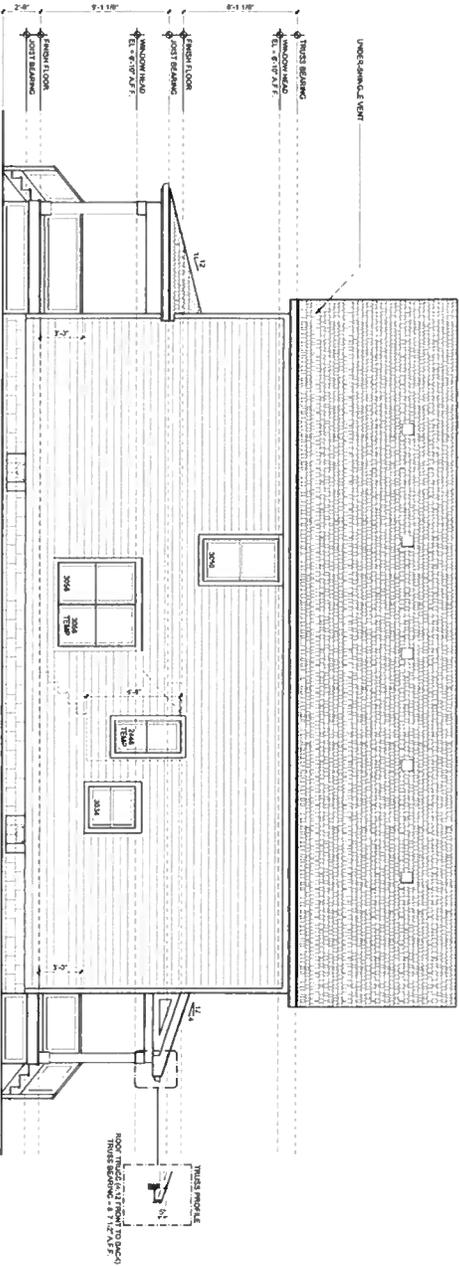
DATE: 11.15.2025  
SHEET # / DESCRIPTION: A2-1 / EXTERIOR ELEVATIONS

CONSTRUCTION OCCUPANCY: 30%  
FOUNDATION: 100%  
ROOFING: 100%  
SHEATHING: 100%  
FRAMING: 100%  
MECHANICAL: 100%  
ELECTRICAL: 100%  
PLUMBING: 100%  
PAINTING: 100%

2 LEFT ELEVATION



1 RIGHT ELEVATION



FINAL ELEVATION PLANS RECEIVED 02.17.2026 SHEET 2 OF 2 CV25-117

*Scott O. Baker*

2/17/2026

ELEVATION MATERIAL LEGEND

-  ASPHALT SHINGLES
-  VINYL SIDING
-  WHITE SIDING AND BALL IN SIDING
-  OLD FOUNDATION

DATE: SHOWN WITH CHANGE DESCRIPTION

1541 E 26TH AVE  
COLUMBUS, OHIO 43211  
NEW DUPLEX  
PREPARED FOR:

**Healthy Homes**  
A NATIVE HE CAREERBOOK, REALTY FRANCHISE INITIATIVE

**SBA STUDIOS**  
ARCHITECTURAL DESIGN  
414.626.2781 WWW.SBASTUDIOS.COM

SCOTT O. BAKER 4458  
REGISTERED ARCHITECT  
STATE OF OHIO  
A2-2

DATE: 02.17.2026  
COMPLETION OCCURRENCE: 03/15/2026  
SBA STUDIOS PROJECT NUMBER: 1541E26TH

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

**APPLICATION:** CV25-117  
**Location:** 1541-1543 26TH AVE. (43211), being 0.10± acres located on the south side of 26th Avenue, 117± feet west of Billiter Boulevard (010-060216; South Linden Area Commission).  
**Existing Zoning:** R-3, Residential District.  
**Proposed Use:** Two-unit dwelling.  
**Applicant(s):** Healthy Homes c/o Gretchen West; P.O. Box 77499; Columbus, OH 43207.  
**Property Owner(s):** Central Ohio Community Improvement Corporation; 845 Parsons Avenue; Columbus, OH 43206.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

**BACKGROUND:**

- The site consists of one undeveloped parcel in the R-3, Residential District. The requested Council variance will allow a two-unit dwelling. Variances to reduce required parking from four spaces to two spaces, reduce lot area from 5,000 square feet to 4,215± square feet, and reduce lot width from 50 feet to 35 feet are also included in this request.
- A Council variance is required because the R-3 district does not allow two-unit dwellings.
- To the north, south, east, and west of the site are single-unit dwellings in the R-3, Residential District.
- The site is located within the planning boundaries of the *South Linden Land Use Plan* (2018), which recommends "Medium Density Residential" land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the South Linden Area Commission, whose recommendation is for approval.
- Staff concur with the applicant's analysis of the seven practical difficulties in achieving this requested development.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested Council variance will allow a two-unit dwelling in the R-3, Residential District with reduced development standards. Staff support the request as the proposed development is consistent with the *South Linden Land Use Plan's* land use recommendation, and the proposed building elevations are consistent with C2P2 Design Guidelines. The request does not represent an incompatible use as the neighborhood has existing and newly-constructed two-unit dwellings.

## 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)

### 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

We are seeking a variance to develop a 2-unit dwelling on an R3 lot. While the lot could be used for other purposes, this variance will increase the stock of high quality, affordable housing options available while maintaining the character of the neighborhood.

2. Whether the variance is substantial.

Yes  No

This is a use variance.

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

## Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

Yes  No

The variance would not adversely impact delivery of services and/or utilities.

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

Yes  No

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

Yes  No

This is a use variance.

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

Yes  No

The City of Columbus is modernizing the zoning code written more than 70 years ago to reflect how our city has grown — and how people live, work, and move today. Granting this variance would be aligned with these initiatives.

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):**

Please see attached.

Signature of Applicant



Date

11-25-25

**Council Variance Application: 1541-43 E 26th Ave.****Healthy Homes**

*Healthy Homes is the affordable housing arm of Nationwide Children's Hospital's Healthy Neighborhoods Healthy Families initiative.*

**Statement in Support of Variance(s):**

This site is located on E. 26th Ave, east of Cleveland Ave. The parcel is zoned R-3, as is much of the South Linden Area Commission Area. The applicant proposes to build a two (2) unit dwelling (duplex) and two surface parking spaces at the rear of the lot with parking accessed from the back alley, as depicted on the submitted site plan. The size and width of the lot is existing and does not meet the requirement under section 3332.05. The lot width is like other parcels in the area. Additionally, the applicant proposes a parking space variance to reduce the parking spaces from 4 to 2, under section 3312.49

The proposed two-unit dwelling was intentionally selected and will not detract from the character of the neighborhood. This structure conforms with other development in the area in respects to height and use. The proposed dwelling is intended to increase the stock of the high-quality, affordable housing options available to families earning between 50 and 80 percent of the Area Median Income.

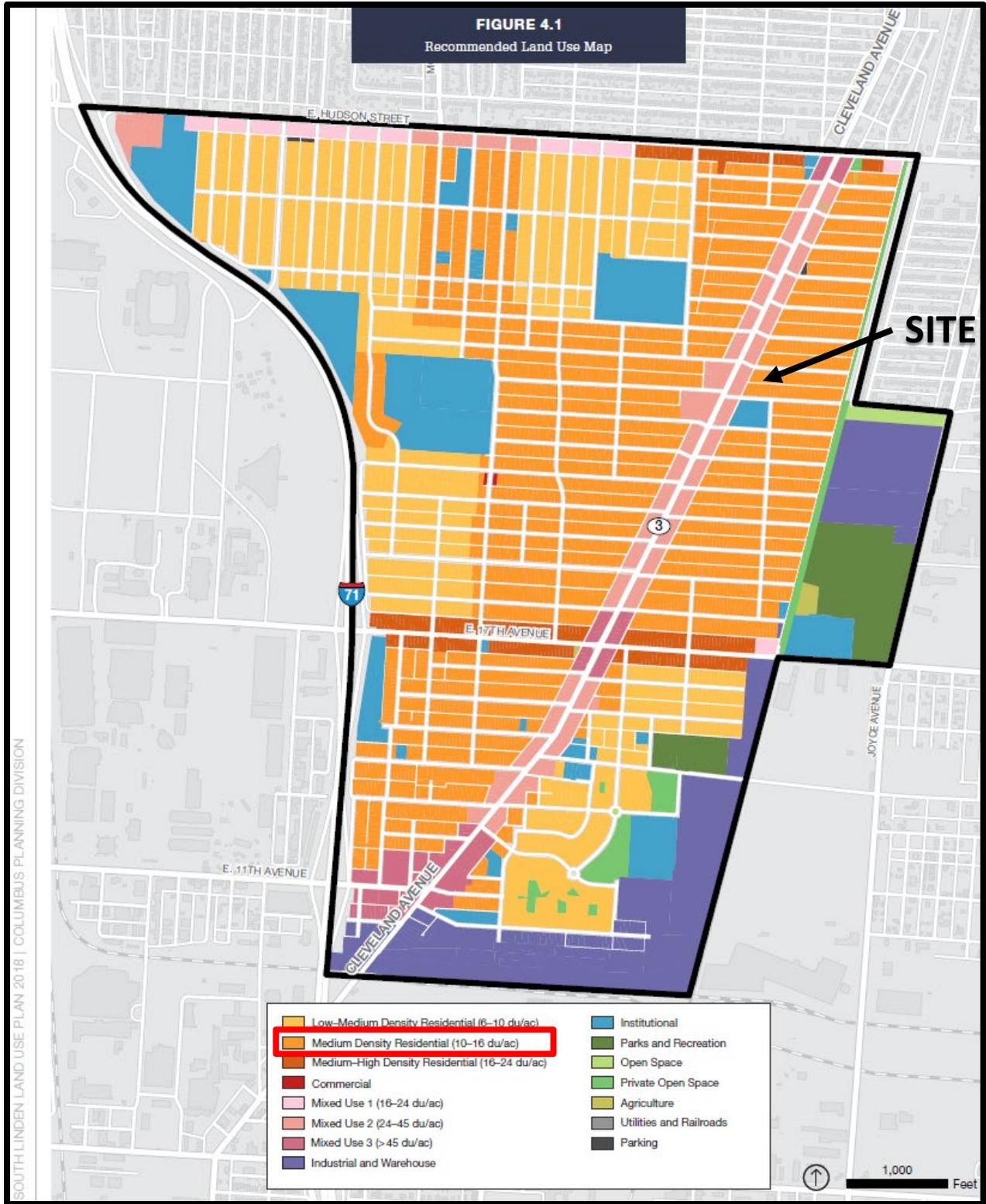
Applicant requests the following variances:

- Section 3332.035: Variance to R3 Permitted Use
- Section 3332.05: Lot Width: lots are required to be 50' wide
- Section 3312.49: Parking space variance to permit reduction of required parking spaces from 4 to 2 spaces
- Section 3332.13: R-3 area district requirements, requires principal building to have a lot of no less than 5,000 square feet while the applicant proposes a two-unit dwelling on a lot that contains 4215.47 square feet

Signature of Applicant:  Date: 11-25-25



CV25-117  
1541-1543 E. 26th Ave.  
Approximately 0.10 acres



CV25-117  
1541-1543 E. 26th Ave.  
Approximately 0.10 acres



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

**Case Number** CV25-117

**Address** 1541 - 1543 E 26TH AVENUE

**Group Name** SOUTH LINDEN AREA COMMISSION

**Meeting Date** TUESDAY < JANUARY 20, 2026

**Specify Case Type**

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

**Recommendation** (Check only one)

- Approval
- Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Property Owner is proposing new construction of a Duplex Unit for a two (2) family dwelling with two (2) parking spaces in the rear, reduced minimum lot width and size, and area district requirements. Granting variance under Section 3312.49 reduces parking space requirement from 4 spaces to 2 parking pads in the rear. Granting variance under Section 3332.035 permits a two (2) unit dwelling building in a R-3 Residential District. Granting variance under Section 3332.05 reduces the required lot width from Fifty (50) feet to Thirty-Five (35) feet to legitimize the existing lot width. Granting variance under Section 3332.13, reduces lot size from 5,000sf to 4,215sf to legitimize the existing lot size. Granting variances does not adversely affect the surrounding neighbors. With SEVEN (7) 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 Redman moved, with the second of Commissioner DWilliams to uphold committee consensus and issue a RECOMMENDATION OF Approval. The Chair opened for additional questions and hearing none, called for the Voice Vote as follows. In FAVOR;

**Vote** SEVEN (7) In FAVOR; No Abstention(s); No Opposition(s)

**Signature of Authorized Representative** *Peggy A. Williams 01.22.26*

**Recommending Group Title** Zoning Chair

**Daytime Phone Number** WORK: (614) 267-2536

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.

**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 #: CV25-117

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) Gretchen West - Applicant

of (COMPLETE ADDRESS) 1541-43 E 26th Ave, Columbus, Ohio 43211

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. Gretchen West – Executive Director HNHF Realty Collaborative – Healthy Homes PO Box 77499 Columbus, Ohio 43207</p>	<p>2. COCIC 845 Parsons Ave. Columbus, Ohio 43206</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Gretchen West

Sworn to before me and signed in my presence this 25<sup>th</sup> day of November, in the year 2025

Lydia Ann Ndungu  
SIGNATURE OF NOTARY PUBLIC

01/31/2028  
My Commission Expires

Notary Seal Here



**Lydia Ann Ndungu**  
Notary Public, State of Ohio  
My Commission Expires 01-31-28

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