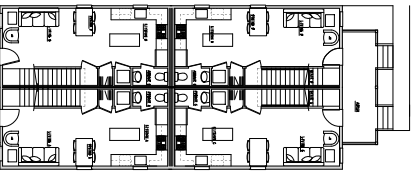
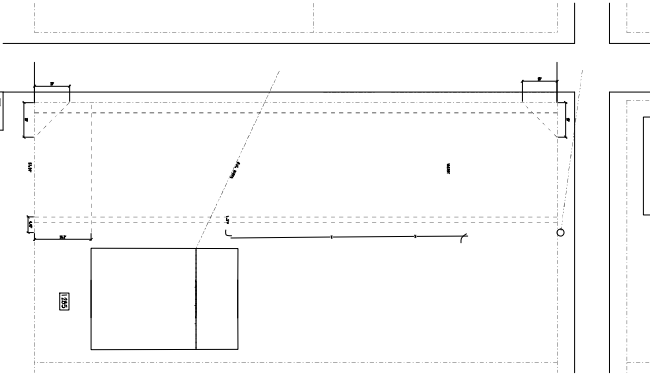


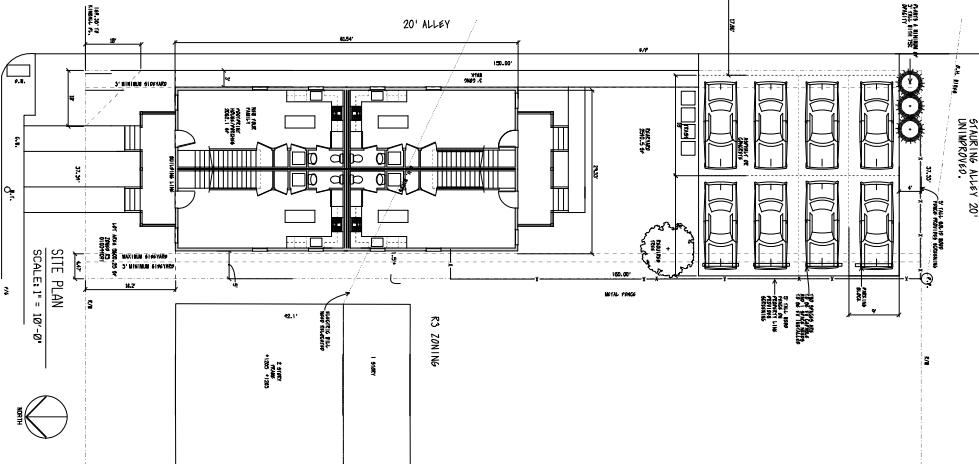
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

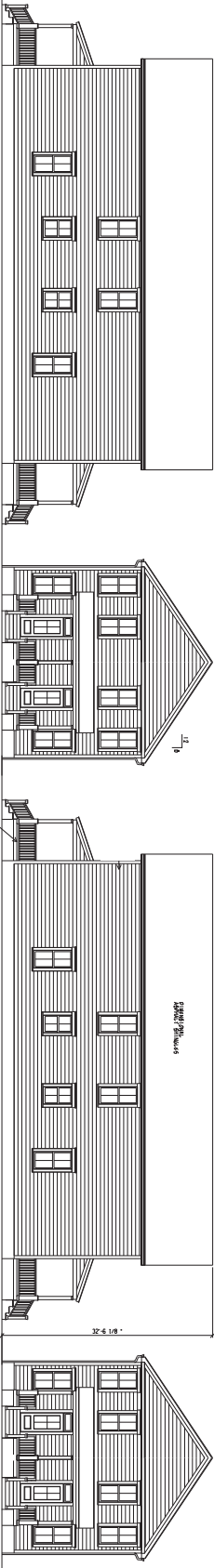


AS-BUILT SITE PLAN
SCALE 1/8" = 1'-0"



SITE PLAN
SCALE 1" = 10'-0"





EAST
ELEVATION
SCALE: 1/8" = 1'-0"

NORTH
ELEVATION
SCALE: 1/8" = 1'-0"

WEST
ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH
ELEVATION
SCALE: 1/8" = 1'-0"

10/30/2025

Building Elevations

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

APPLICATION: CV25-051
Location: 1287 E. FULTON ST. (43205), being 0.13± acres located on the south side of East Fulton Street, 300± feet east of Linwood Avenue (010-044091; Near East Area Commission).
Existing Zoning: R-3, Residential District (H-35).
Proposed Use: Four-unit dwelling.
Applicant(s): Nitzan Levi; 139 East Main Street, Columbus, OH 43215.
Property Owner(s): L&N UP Alum Creek LLC.; 139 East Main Street, Columbus, OH 43215.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The 0.13± acre site consists of one undeveloped parcel in the R-3, Residential District. The applicant proposes a four-unit dwelling
- A Council variance is required because the proposed four-unit dwelling is not an allowed use in the R-3 district. Variances to not provide a landscaped area for the parking lot screening, to allow stacked parking spaces, and to reduce area district lot width requirements from 50 to 37.34 feet are included in this request.
- To the north and east is undeveloped land in the R-3, Residential District. To the west is a two-unit dwelling, and to the south is a single-unit dwelling, both in the R-3 Residential District.

The site is within the planning boundaries of the Near East Area Plan (2005), which does not contain specific land use recommendations for this location, but it does state that, in general, housing types and density should be consistent with the housing types and densities found in the surrounding area.

- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- Staff acknowledges the Applicant's analysis of the seven practical difficulties in achieving this proposed development.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested variances are consistent with the *Near East Area Plan's* recommendation that the overall goal for incorporating new construction into the neighborhood is compatibility with surrounding housing types and densities. Staff note that the proposed site plan and building elevations are consistent with the Plan's design guidelines and do not represent the introduction of an incompatible use to the area. The proposal also provides more housing units, consistent with the City's priorities.

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

2. Whether the variance is substantial.

Yes No

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

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111 N Front Street, Columbus, Ohio 43215

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

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

Yes No

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

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

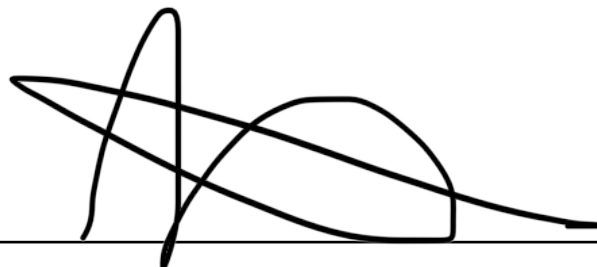
Yes No

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):

Signature of Applicant



Date

Letter of Hardship

The parcel we are proposing variances on to allow us to build a new 4 family apartment building will be a great addition to the neighborhood. Currently on the block and in the neighboring streets there are a number of multi family buildings. The lot is currently Zoned R3 and we are proposing a 4 family building which would require variance 3332.035. Each unit will have their own entrance, 2 facing Fulton, and 2 facing the rear of the lot/alley. From Fulton street the building will give the appearance of a duplex which would blend in nicely into the neighborhood.

We would also be requesting a variance to allow us to build on the lot which is 37.34' wide 3332.05(4), instead of the required 50'. Most houses and properties in the area are similar sized, and this project would not have an impact on the character of the neighborhood.

On this proposal we are **NOT** requesting a parking variance, but are requesting a variance to allow us to have stacked parking 3312.29. And to not include a landscaping buffer along the west side of the property, and only to provide a fence in order to afford us enough space for the required parking spaces 3312.21(D)(1), the vehicles lights would not be facing any residence and it should not have any impact on the current neighboring properties or the proposed project.

1287 E Fulton

PARCEL NO. 010-044091

CURRENT ZONING R3

NEAR EAST AREA COMMISSION

PROPOSED IS A NEW FOUR FAMILY DWELLING WITH TWO OR THREE BEDROOMS EACH UNIT (OPTIONAL BASEMENT) . THIS IS CURRENTLY A VACANT LOT

LOT AREA 5600.25 SF (ACTUAL)

LOT AREA THREE TIMES THE WIDTH 37.34'X 112.02' = 4182.83 SF

BUILDING/PORCHES FOOTPRINT 2037 SF

PROPOSED LOT COVERAGE IS 2037 SF OR 48.7 %

PARKING REQUIREMENT 4 UNITS X 1.5 = 6 SPACES REQUIRED 8 SPACES PROVIDED.

REARYARD 2540.5 SF

PROPOSED VARIANCES

3332.035 R3 RESIDENTIAL DISTRICT: ONE SINGLE FAMILY DWELLING IS PERMITTED IN AN R3 DISTRICT AND A FOUR FAMILY IS PROPOSED.

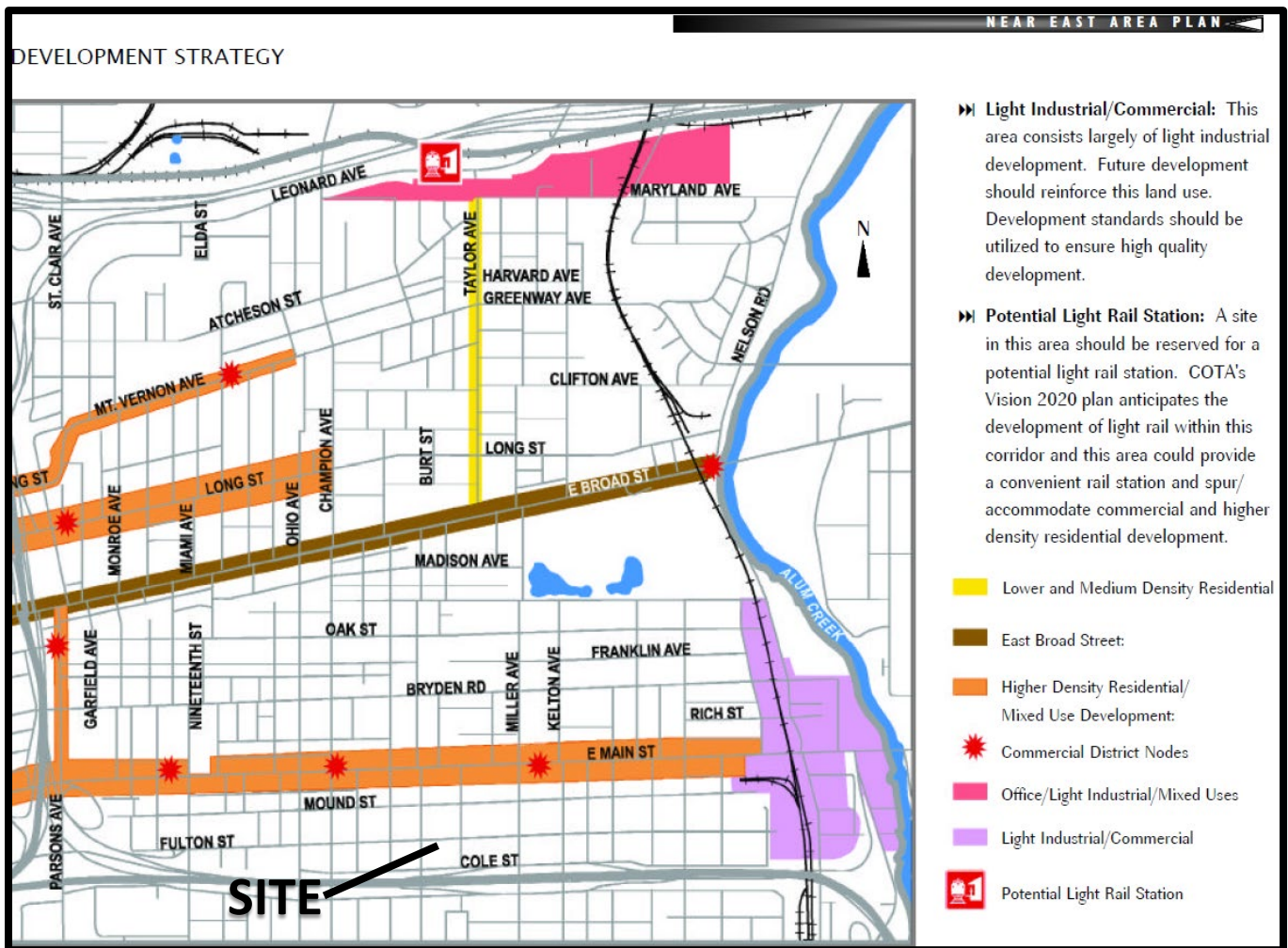
3332.05(4) AREA DISTRICT LOT WIDTH REQUIREMENT: A 50' LOT WIDTH IS REQUIRED AND 37.34' IS PROPOSED.

3312.21(D)(1) TO NOT PROVIDE A 4' LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE AND ONLY PROVIDE A 5' FENCE.

3312.29 PARKING SPACE TO PERMIT STACKED PARKING SPACES



CV25-051
1287 E. FULTON ST.
Approximately 0.13 acres



CV25-051
1287 E. FULTON ST.
Approximately 0.13 acres



CV25-051
1287 E. FULTON ST.
Approximately 0.13 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

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

Case Number CV25-051

Address 1287 E FULTON STREET

Group Name NEAR EAST AREA COMMISSION

Meeting Date 9/11/2025

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:

Vote

10-0-0

Signature of Authorized Representative

Mark Ham

Recommending Group Title

NEAC

Daytime Phone Number

614-753-3899

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.

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-051

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) Nitzan Levi

of (COMPLETE ADDRESS) 139 E Main st

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. Yhezkel Levi 614-571-5003 139 E Main st Columbus Ohio 43215	2.
3.	4.

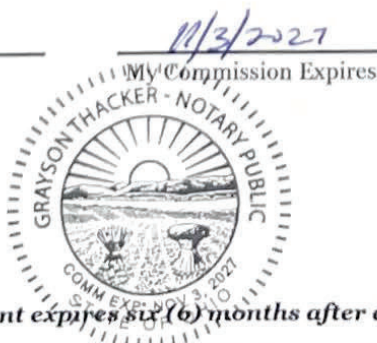
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 30 day of May, in the year 2025

SIGNATURE OF NOTARY PUBLIC 

Notary Seal Here



This Project Disclosure Statement expires 30 (6) months after date of notarization.