

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

**APPLICATION:** CV26-034  
**Location:** 3527 E. DESHLER AVE. (43227), being 0.27± acres located on the south side of Deshler Avenue; 285± feet west of Penfield Drive East (010-118540; Mideast Area Commission).  
**Existing Zoning:** R-2, Residential District.  
**Proposed Use:** Two-unit dwelling.  
**Applicant(s):** George Lokko; 108 East College Avenue; Westerville, OH 43081.  
**Owner(s):** Anita Strickland; 1131 Fairway Boulevard; Columbus, OH 43213.  
**Planner:** Brandon Carpenter; 614-645-1574;  
[bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The site consists of one parcel developed with a single-unit dwelling and detached garage in the R-2, Residential District. The requested Council variance will allow the parcel to be developed with a two-unit dwelling.
- A Council variance is required because the R-2, Residential District prohibits two-unit dwellings as a primary residential land use.
- North and south of the site are single-unit dwellings in the R-2, Residential District. East and west of the site are undeveloped parcels in the R-2, Residential District.
- The site is located within the boundaries of the *Livingston East Area Plan* (2009), which recommends “Residential (Single-Family)” land uses at this location.
- The site is located within the boundaries of the Mideast Area Commission, whose recommendation is for approval.
- Practical difficulties were not taken into consideration since only a use variance is being requested.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

Although the proposal is inconsistent with the land use recommendation of the *Livingston East Area Plan*, it will provide the opportunity for more diverse housing and will not introduce an incompatible use to the area.

# Council Variance Application

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

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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

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

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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.**

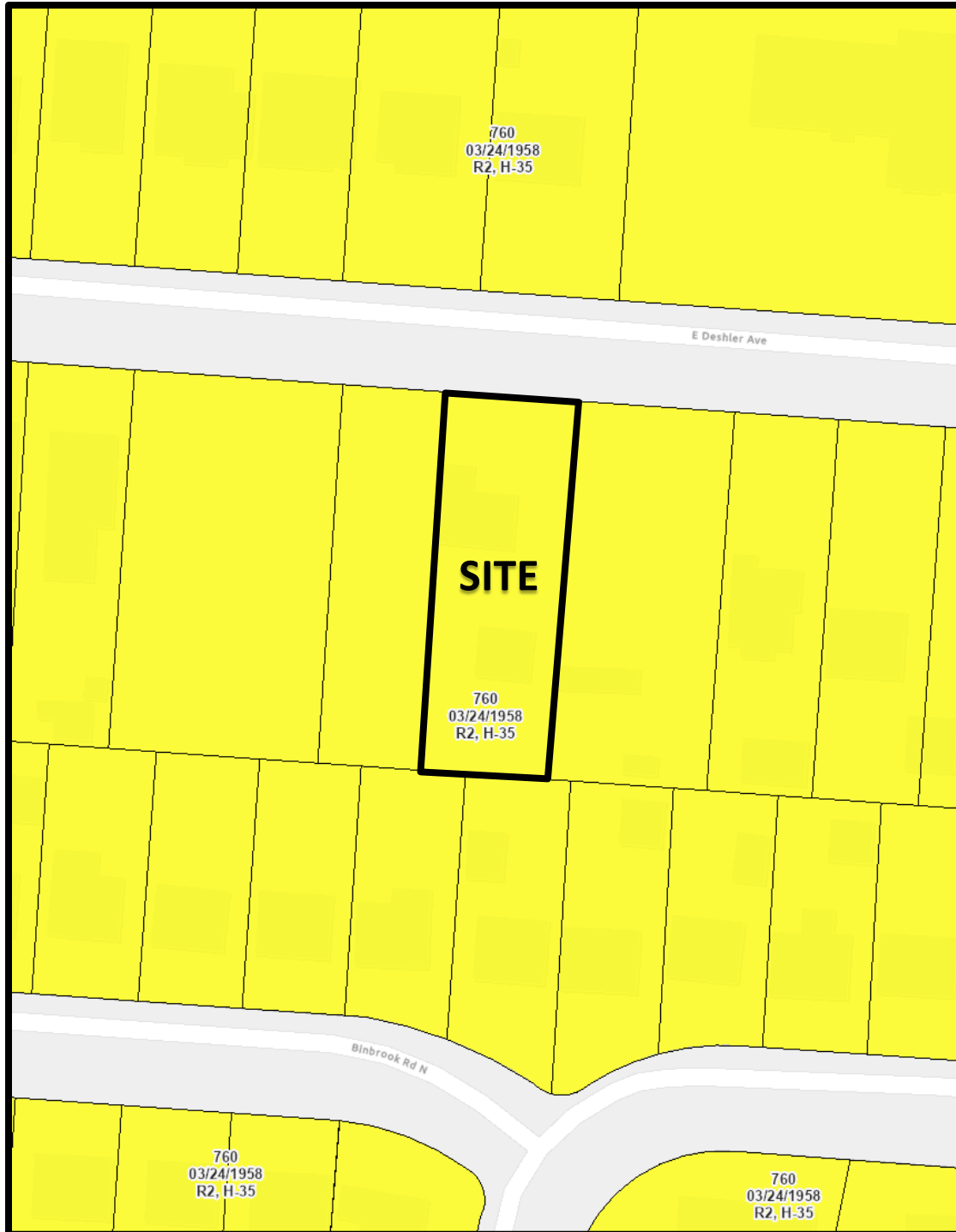
**NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

**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):**

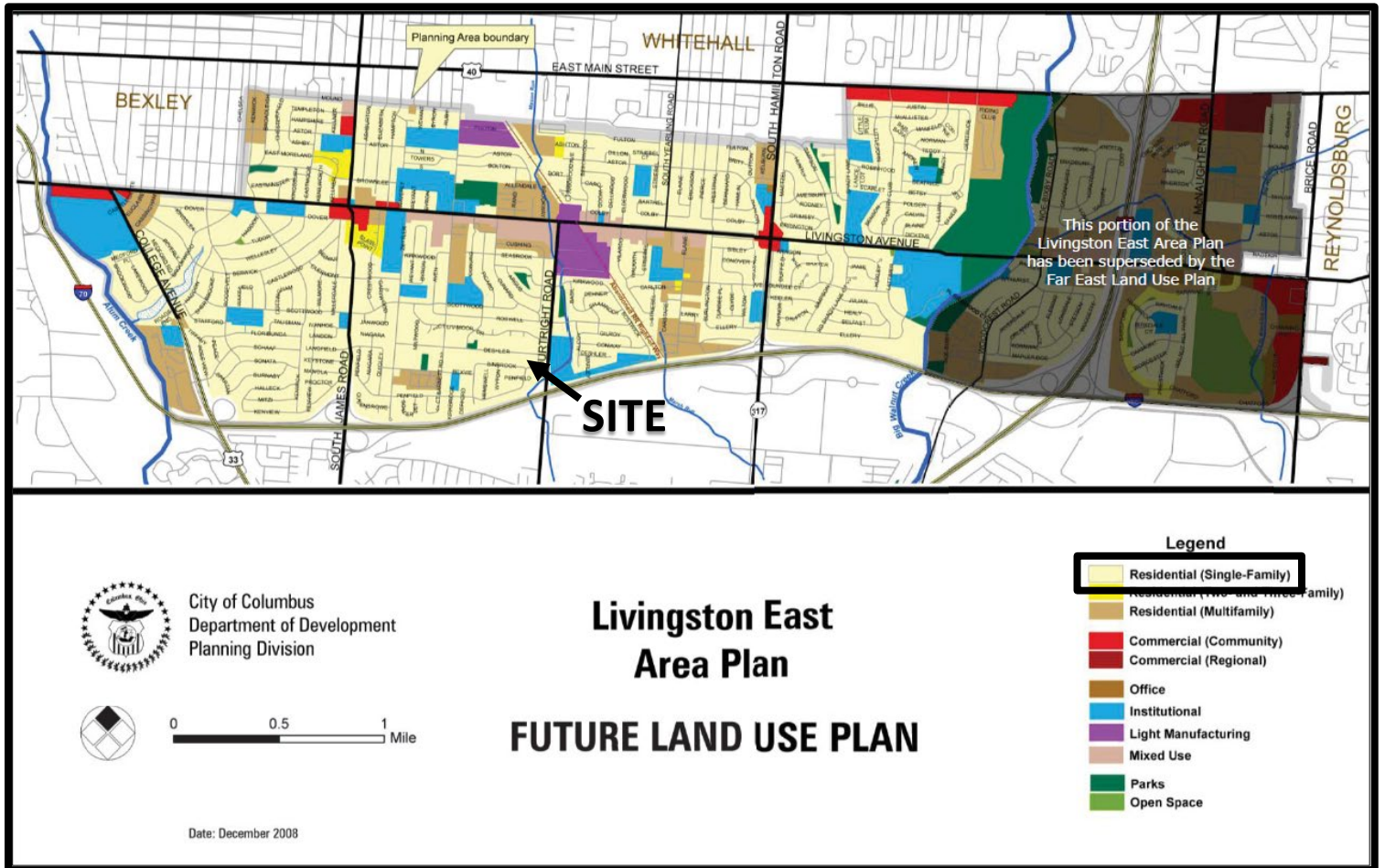
Signature of Applicant



Date



CV26-034  
3527 E. Deshler Ave.  
Approximately 0.27 acres



CV26-034  
3527 E. Deshler Ave.  
Approximately 0.27 acres



CV26-034  
3527 E. Doshler Ave.  
Approximately 0.27 acres



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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV26-034

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) Mack A. Strickland  
of (COMPLETE ADDRESS) 1131 Fairway Blvd Columbus Ohio 43213

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. <u>Anita Strickland</u> <u>614-390-9716</u> <u>1131 Fairway Blvd Columbus Ohio 43213</u> <u>Number of employees: 1</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Mack A. Strickland

Sworn to before me and signed in my presence this 5th day of February, in the year 2020

[Signature]  
SIGNATURE OF NOTARY PUBLIC

10-11-2026  
My Commission Expires

Notary Seal Here



James L. Cousar Jr  
Notary Public, State of Ohio  
My Commission Expires 10-11-2026

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