

CV25-102



CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE

APPLICATION:	CV25-102
Location:	2210 JEWETT DR. (43231) , being 1.17± acres located at the northeast corner of Maple Canyon Avenue and Jewett Drive (010-227834 and five others; Northland Community Council).
Existing Zoning:	R, Rural District.
Proposed Use:	Two-unit dwellings.
Applicant(s):	Joshua Tomey; 1286 East Fulton Street; Columbus, OH 43205.
Property Owner(s):	Derek Herzog; 5454 Cypress Court; Westerville, OH 43082.
Planner:	Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of six undeveloped parcels in the R, Rural District. A Council variance is required because the R district only allows single-unit dwellings, while the applicant proposes to construct a two-unit dwelling on each lot. Variances to reduce lot area from five acres to 0.14 acres on all lots, reduce the building line from 10 feet to 8 feet along Maple Canyon Boulevard, and reduce minimum side yards from 7.5 feet to 6.5 feet along the eastern and western property lines on parcel #010-227839, are included in this request.
- A Council variance is required because the R district does not allow a two-unit dwelling with reduced development standards.
- To the north of the site are single-unit dwellings in the R, Rural District, one within Sharon Township. South of the site are single-unit dwellings in the R-2, Residential District and a portion of a parking lot in the P-1, Private Parking District. East of the site is an undeveloped parcel in the R, Rural District within Sharon Township. West of the site are single-unit dwellings in the R-2F, Residential District.
- The site is located within the planning boundaries of the *Northland I Area Plan* (2014), which recommends “Low-Medium Density Residential” land uses at this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- Staff concur with the applicant’s analysis of the seven practical difficulties in achieving this proposed development.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested Council variance will allow a two-unit dwelling on each lot in the R, Rural District with reduced development standards. Staff support the request as the proposed development is consistent with the *Northland I Area Plan*’s land use recommendation, and the proposed use will not add incompatible uses to the area.

111 N Front Street, Columbus, Ohio 43215

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

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

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

2210 JEWETT DR. (010-227834)

ZONING VARIANCES REQUESTED

3332.02 – R-RURAL DISTRICT – VARIANCE TO ALLOW FOR A TWO-FAMILY DWELLING IN A R-RURAL DISTRICTS WHEREAS ONLY A ONE-FAMILY DWELLING WOULD TYPICALLY BE ALLOWED.

3332.06 – R-RURAL DISTRICT AREA DISTRICT REQUIREMENTS – VARIANCE TO ALLOW FOR 2 UNITS ON A LOT SIZE OF 0.14 ACRES WHEREAS THE MAX DENSITY ALLOWED IS CURRENTLY 1 UNIT PER 5 ACRES.

3332.22 – BUILDING LINES ON CORNER LOTS – VARIANCE TO ALLOW FOR A SETBACK OF 8 FT ALONG MAPLE CANYON AVENUE INSTEAD OF THE REQUIRED 10 FEET.

2216 JEWETT DR. (010-227835)

ZONING VARIANCES REQUESTED

3332.02 – R-RURAL DISTRICT – VARIANCE TO ALLOW FOR A TWO-FAMILY DWELLING IN A R-RURAL DISTRICTS WHEREAS ONLY A ONE-FAMILY DWELLING WOULD TYPICALLY BE ALLOWED.

3332.06 – R-RURAL DISTRICT AREA DISTRICT REQUIREMENTS – VARIANCE TO ALLOW FOR 2 UNITS ON A LOT SIZE OF 0.14 ACRES WHEREAS THE MAX DENSITY ALLOWED IS CURRENTLY 1 UNIT PER 5 ACRES.

2222 JEWETT DR. (010-227836)

ZONING VARIANCES REQUESTED

3332.02 – R-RURAL DISTRICT – VARIANCE TO ALLOW FOR A TWO-FAMILY DWELLING IN A R-RURAL DISTRICTS WHEREAS ONLY A ONE-FAMILY DWELLING WOULD TYPICALLY BE ALLOWED.

3332.06 – R-RURAL DISTRICT AREA DISTRICT REQUIREMENTS – VARIANCE TO ALLOW FOR 2 UNITS ON A LOT SIZE OF 0.14 ACRES WHEREAS THE MAX DENSITY ALLOWED IS CURRENTLY 1 UNIT PER 5 ACRES.

2242 JEWETT DR. (010-227838)

ZONING VARIANCES REQUESTED

3332.02 – R-RURAL DISTRICT – VARIANCE TO ALLOW FOR A TWO-FAMILY DWELLING IN A R-RURAL DISTRICTS WHEREAS ONLY A ONE-FAMILY DWELLING WOULD TYPICALLY BE ALLOWED.

3332.06 – R-RURAL DISTRICT AREA DISTRICT REQUIREMENTS – VARIANCE TO ALLOW FOR 2 UNITS ON A LOT SIZE OF 0.14 ACRES WHEREAS THE MAX DENSITY ALLOWED IS CURRENTLY 1 UNIT PER 5 ACRES.

2236 JEWETT DR. (010-227839)

ZONING VARIANCES REQUESTED

3332.02 – R-RURAL DISTRICT – VARIANCE TO ALLOW FOR A TWO-FAMILY DWELLING IN A R-RURAL DISTRICTS WHEREAS ONLY A ONE-FAMILY DWELLING WOULD TYPICALLY BE ALLOWED.

3332.06 – R-RURAL DISTRICT AREA DISTRICT REQUIREMENTS – VARIANCE TO ALLOW FOR 2 UNITS ON A LOT SIZE OF 0.14 ACRES WHEREAS THE MAX DENSITY ALLOWED IS CURRENTLY 1 UNIT PER 5 ACRES.

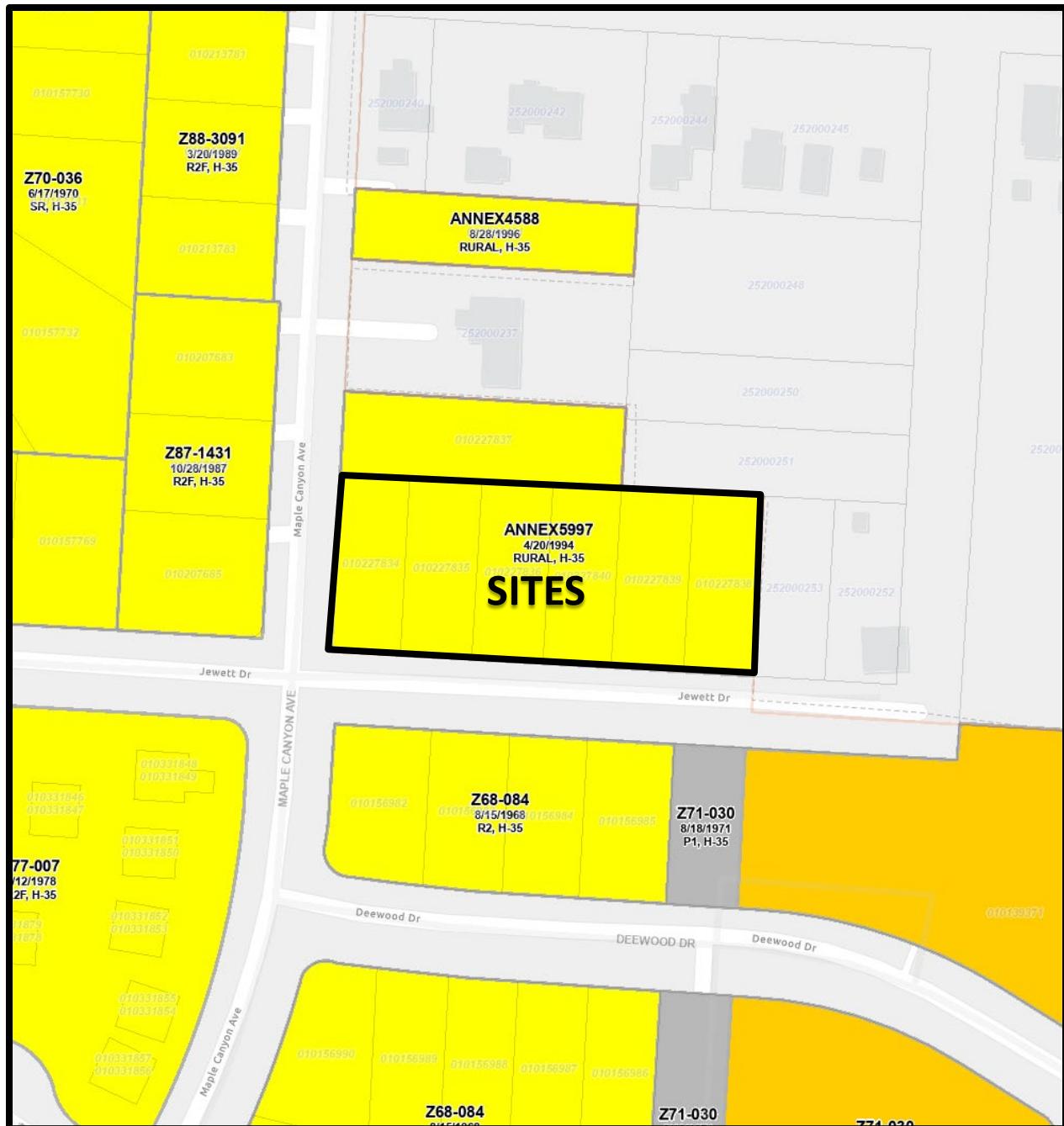
3332.25(A)(1) –SIDE YARD REQUIRED – VARIANCE TO ALLOW FOR A SIDE YARD ON THE EAST AND WEST SIDES OF 6'-6" WHERE AS 7'-6" WOULD TYPICALLY BE REQUIRED

2228 JEWETT DR. (010-227840)

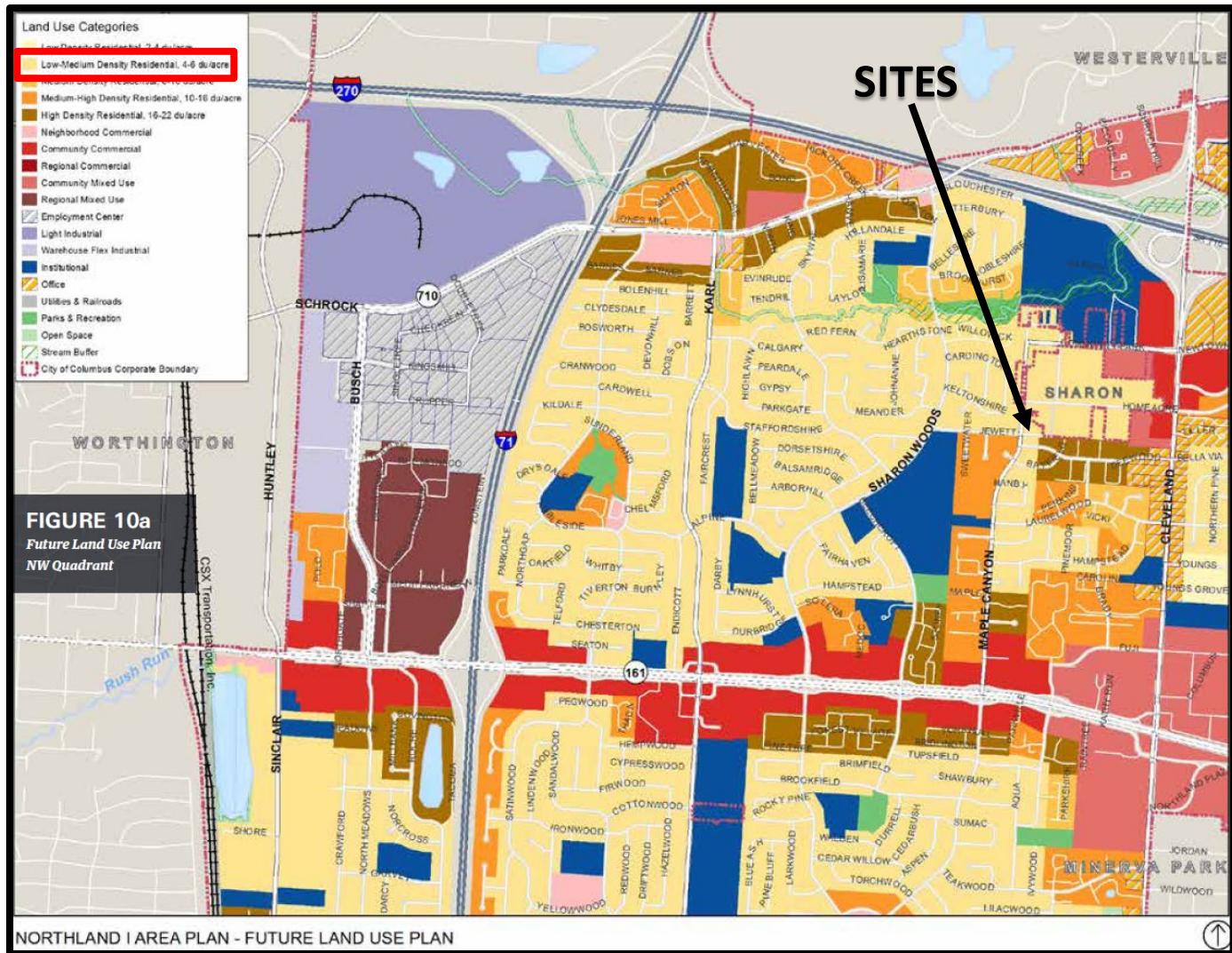
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Approximately 1.17 acres



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Northland Community Council
Development Committee
Report

December 3, 2025 6:00 PM
Columbus Metropolitan Library
5590 Karl Road (43229)

Meeting Called to Order: 6:05 pm by co-chairs **Dave Paul and Bill Logan**

Members represented:

Voting (15): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Preston Commons (PCHA), Salem (SCA), Savannah Estates (SECA), Trouville Manor (TMHOA)

Case #1	Application #BZA25-122 (BZA variances to permit a 1090 SF addition to existing structure not conforming to the Title 34 CAC District: E.20.080 Building Setback, Façade Zone, Transparency; G.20.030.A Landscaping; F.30 Frontage Type Standards)	Trimmer
	Andrew Vogel/Edifice1 Architecture <i>representing</i> Buckeye State Auto Sales Co. 6125 Cleveland Ave, 43231 (PID 600-202557)	
	• <i>The Committee approved 15-0 a motion (by DCA, second by SCA) to TABLE the application with the agreement of the applicant.</i>	
Case #2	Application #CV25-102 (Council variance from §3332.02 and §3332.06 to permit construction of 6 duplex dwelling units on 6 0.14 AC± adjacent parcels in an R-Rural district; and from §3332.26 to reduce the minimum side yard for one parcel <i>and additional variances enumerated below</i>)	Johnson
	Joshua Tomey/Side Street Studio LLC <i>representing</i> Derek Herzog/TGD Property Group LLC 2210 Jewett Dr (also 2216, 2222, 2228, 2236, 2242), 43231 (PID 010-227834 <i>et al</i>)	
	• <i>§3332.02, §3332.06, §3332.26, §3332.22: The Committee approved (15-1) a motion (by PCA, second by FPCA) to RECOMMEND APPROVAL of the application with regard to these variances only.</i>	
	• <i>§3312.27, §3321.05(B)(2): The Committee approved (14-1) a motion (by FPCA, second by PCA) to RECOMMEND DISAPPROVAL* of these variances only.¹</i>	

Executive Session 7:50 pm

Meeting Adjourned 8:20 pm

¹ The Committee shared the applicant's consternation that the applicant did not receive City staff's recommendations concerning the application until the day of our meeting. Those recommendations included several

additional variances (from §3312.27, §3321.05(B)(2), and §3332.22) with regard to the project's proximity to Jewett Drive east of Maple Canyon Avenue. However, Jewett Drive at this location is literally a dead-end dirt road, lacking any of the improvements required of City streets. No commitment to make these improvements by the City is known to the applicant or the Committee.

The applicant described to the Committee an alternative proposal to develop the site. This would include a) the construction of a private drive extending along the north property line of each of the parcels; b) the movement of all required parking spaces from the south to the north of each structure, to be connected to and be served by the private drive; and c) the movement of each of the structures on all six parcels 10 feet to the south to accommodate (a) and (b). The applicant believes that this would obviate the need for variances other than those from §3332.02, §3332.06, §3332.22, and §3332.26. However, site plans that reflect this alternative were not available at the time of our meeting.

Consequently, and in keeping with the factors contained in §3307.10, particularly factor #6, motions were made and approved to a) recommend approval of only those variances believed to be required to construct the project using this alternative proposal, and b) to recommend disapproval of variances not required to construct the project using this alternative proposal, which were predicated on an uncertain commitment by the City to improve Jewett Drive at this location.

***THESE VARIANCES HAVE BEEN RESOLVED BY THE APPLICANT AND
THEREFORE, THE NCC IS IN FULL SUPPORT.**

PROJECT DISCLOSURE STATEMENT

CV25-102
APPLICATION #: _____

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) Joshua Tomey

of (COMPLETE ADDRESS) 1286 E Fulton Street, Columbus OH 43205

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.	Derek Herzog. 419.463.7736 5454 Cypress Court., Westerville, OH 43086 0	2.	
3.		4.	

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Joshua Tomey

Sworn to before me and signed in my presence this 18 day of August, in the year 2005

Kelly Kightlinger
SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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