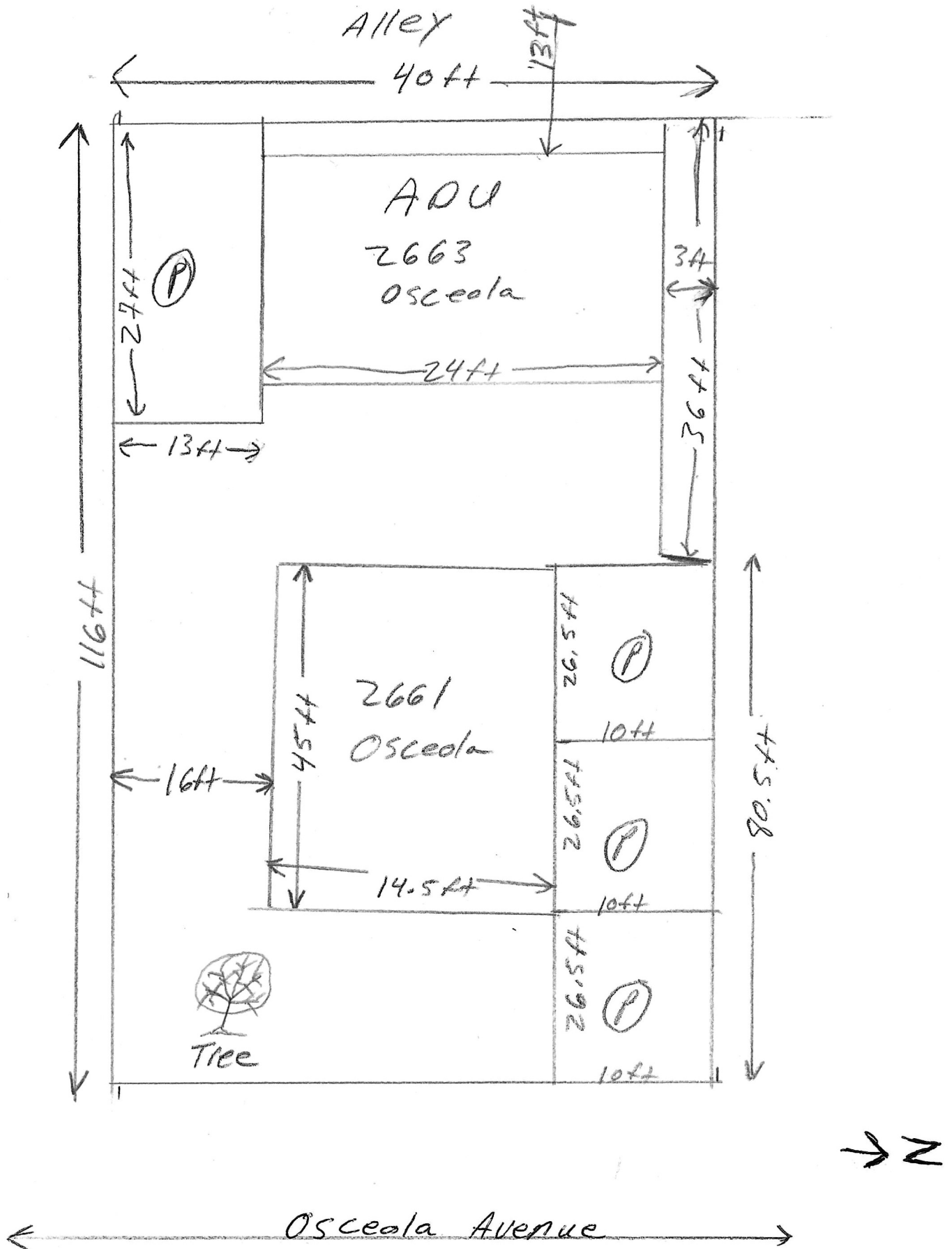


Site Plan

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for 2 Hooley # 11-6-2025

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

APPLICATION: CV25-067
Location: 2661 & 2663 OSCEOLA AVE. (43211), being 0.11± acres on the west side of Osceola Avenue, 577± feet north of Akola Avenue (010-073527; North Linden Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Two single-unit dwellings on one lot.
Applicant(s): RCCL Investments LLC; 535 Green Acre Circle; Howard, OH 43028.
Property Owner(s): The Applicant.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a single-unit dwelling in the R-3, Residential District. Staff notes that while the Franklin County Auditor's site acknowledges the existence of a rear accessory dwelling unit (ADU) on this property, City of Columbus records indicate that the existing rear structure is a only detached garage only. This request will conform the existing condition and legitimize the ADU, resulting in two single-unit dwellings on one lot.
- A Council variance is required because the R-3, Residential District does not allow two single-unit dwellings on one lot.
- To the north, south, east, and west are single-unit dwellings in the R-3, Residential District.
- The site is located within the planning boundaries of the *North Linden Neighborhood Plan Amendment* (2014), which recommends "Medium Density Mixed Residential" land use at this location. Additionally, the Plan includes the early adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the North Linden Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant's analysis of the seven practical difficulties in achieving the proposed use with regards to requested variances to parking setbacks, parking space, lot width, lot area, fronting, rear yard, and side yard obstruction.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested Council variance will legitimize an existing accessory dwelling unit (ADU) on the rear of the property, resulting in two single-unit dwellings on a single lot. Staff supports the request as the proposed use is consistent with the residential character of the neighborhood and does introduce an incompatible use to the area.

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

Would not allow for legitimacy of ADU and affect the ability of the property to be financed without variance.

2. Whether the variance is substantial.

☐ Yes ☒ No

The ADU has existed since at least 1978 and variance would not 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

This structure has operated for decades without detriment to neighborhood

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

☐ Yes ☒ No

These governmental services are currently existing at the property 2661-2663 Osceola Ave

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

☒ Yes ☐ No

Property transferred from previous owner with zoning original L-3 in 1928 with two dwellings on the property. Franklin County Auditor has two dwellings listed on property.

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

☐ Yes ☒ No

It is the owner's understanding that unless deemed non-conforming use, there is not another way to legitimize ADU.

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

☒ Yes ☐ No

The proposed zoning addition of the ADU will improve the property while maintaining the character and integrity of the neighborhood. It will provide necessary Exercise space without exceeding reasonable limits on side yard or height. This ADU has been in place since at least 1978 and thus no substantial injustice would be done by granting the variance.

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):

See attached.

Signature of Applicant

[Signature]

Date

7-26-25

2661-2663 Osceola Council Variance - Statement of Hardship Addendum

2663 Osceola One Story ADU is 480 sf

Rear yard 1,671 sf

Rear Yard Coverage: 29%

Total Yard = 4,640 sf

1/2 Alley = 520 sf

Total with 1/2 Alley 5,160 sf

2661 Osceola House 653 sf

ADU Footprint 480 sf + House Footprint 653 sf =1,133 sf

Total Lot Coverage: 22%

Here are the applicable code sections:

3332.035, R-3, Residential District, requires a separate lot for each principal use

3332.13, R-3 area district requirements, requires each single-unit dwelling to have a lot of no less than 5,000 square feet. Proposing reduced lot area to 4,640 square feet, 2,320 per dwelling.

3332.19 Fronting on a public street, requires a dwelling unit to have frontage on a public street, while the applicant proposes no frontage for the rear ADU

Lot Width 3332.05(A)(4): 50-foot-wide lot is required. 40 feet existing.

3332.28 – Side or rear yard obstruction for the northernmost three spaces

3332.28 – Side or rear yard obstruction, is needed for the parking space in the side yard of the ADU

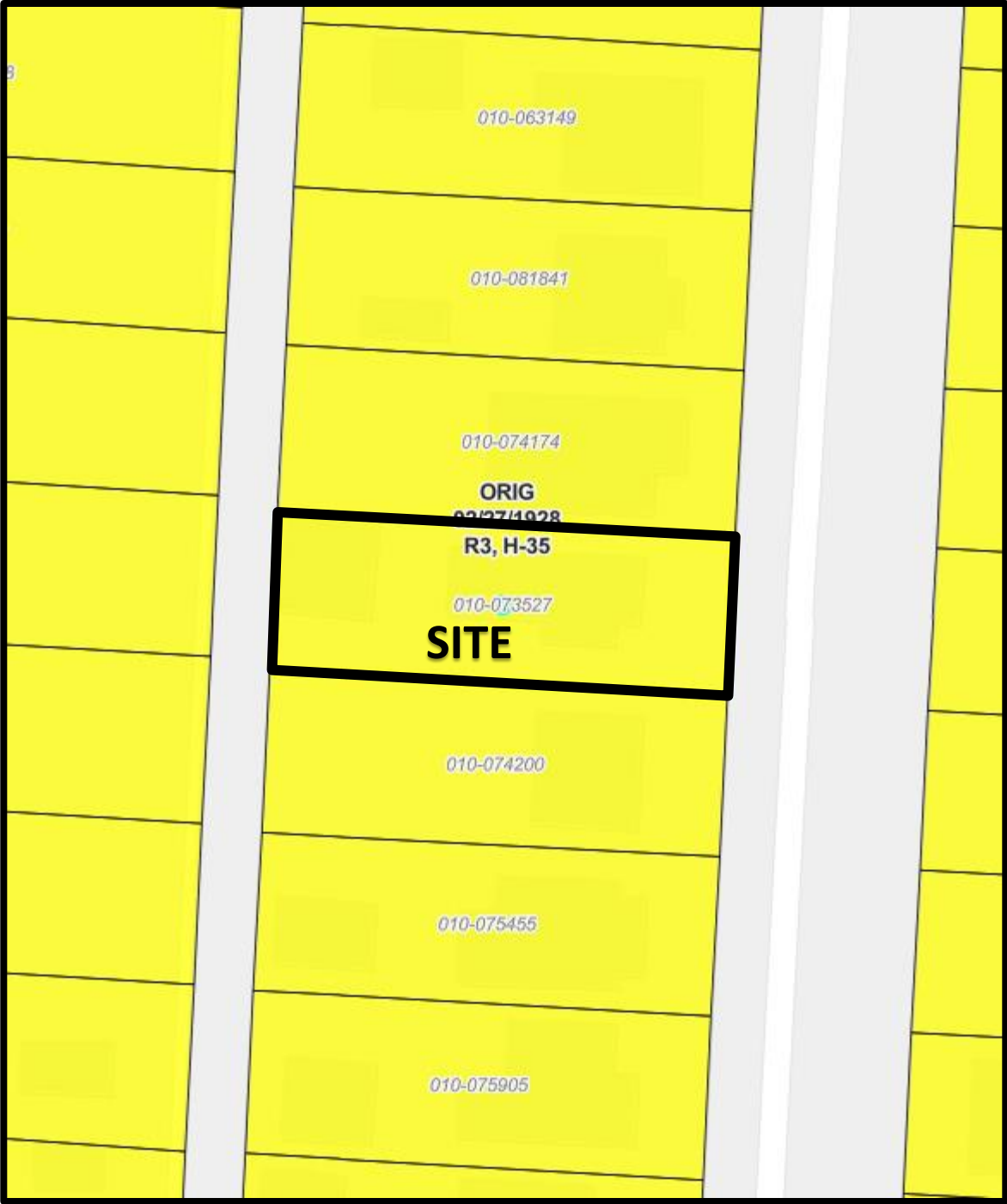
3312.27 – Parking setback line for the eastern space. Reduced from 25 feet to 0.

3312.29, Parking spaces on northernmost side stacked 3 cars deep

3312.25 Parking space maneuvering through stacked spaces in the driveway.

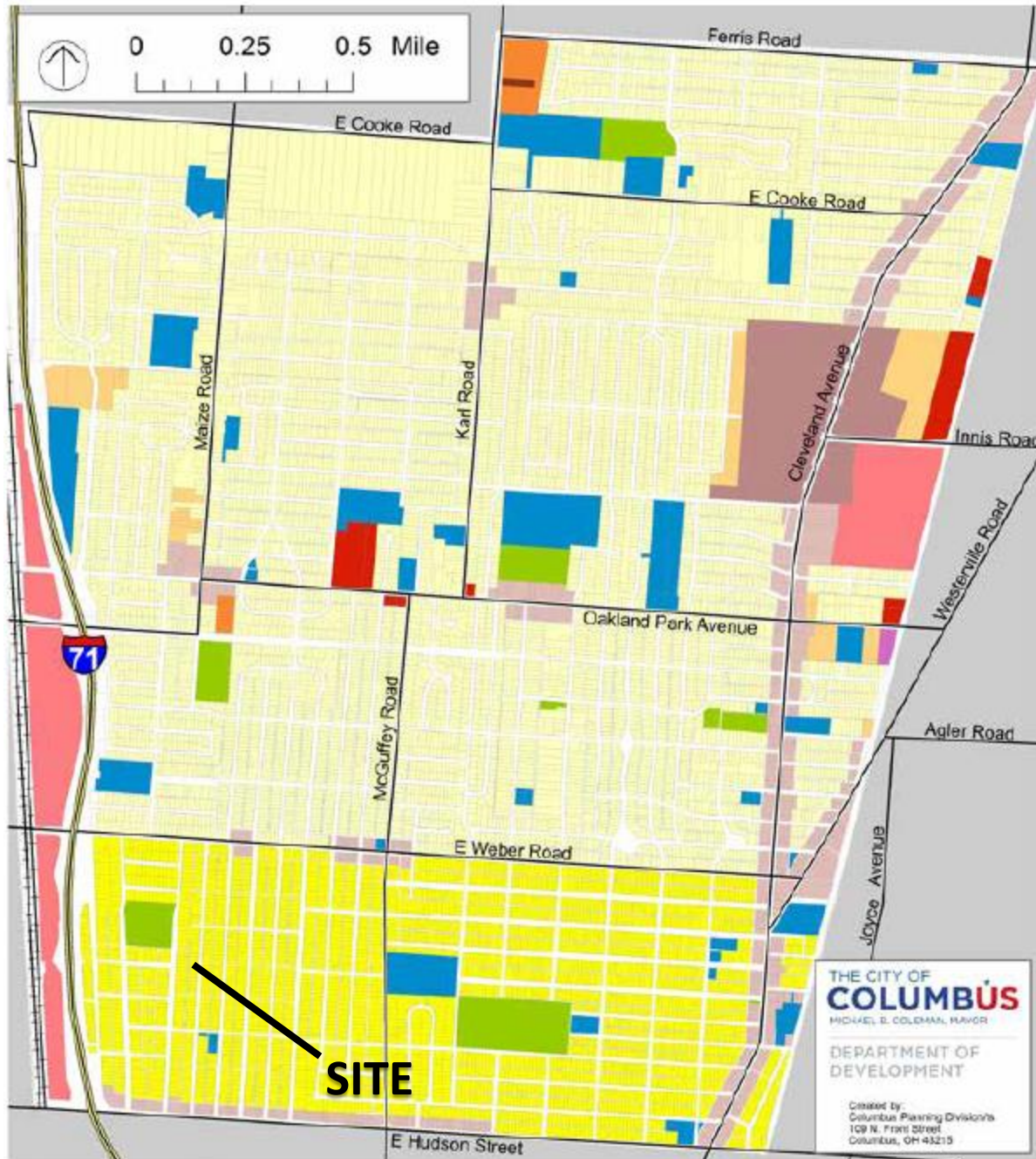
3332.27, Rear yard, requires a rear yard totaling no less than 25 percent of the total lot area for each dwelling, no rear yard for the proposed ADU.

3321.05(A)(2), requires a 10 foot vision clearance triangle at the intersection of a driveway and street right-of-way line, reduced to zero.



CV25-067
2661-2663 Osceola Ave.
Approximately 0.11 acres

North Linden Neighborhood Plan Amendment (2014)



Legend: Land Uses

Residential	Commercial and Office	Mixed Use	Other
High Density	Employment Center	Community	Institutional
Medium-High Density Mixed	Community Commercial	Neighborhood	Parks/Recreation
Medium Density Mixed	Office		Light Industrial
Transit/Mailroom Flexibility			

CV25-065
1559 Orson Dr.
Approximately 0.19 acres



CV25-067
2661-2663 Osceola Ave.
Approximately 0.11 acres

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

Address

Group Name

Meeting Date

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

Signature of Authorized Representative

Benjamin Keith

Recommending Group Title

Daytime Phone Number

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 #: CV25-067

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) Richard L Haddix II
of (COMPLETE ADDRESS) 535 Green Acre Circle Howard OH 43028
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>RCCCL Investments LLC</u> <u>Richard L Haddix II, President</u> <u>614-893-8654</u> <u>535 Green Acre Circle</u> <u>Howard OH 43028 N/A Employees</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT Richard L Haddix II

Sworn to before me and signed in my presence this 26th day of July, in the year 2025

[Signature]
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
7-11-28
My Commission Expires



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