

OAKLAWN STREET

74'

CV25-055

2866
Oaklawn
with
ADU

Site Plan

Lot
130'
deep
74'
wide

KEY

1" = 13'

1 square
= 325'
2 squares
= 650'

130'

7'

53'5"

Covered
Patio

37'2"

MAIN
House
1930's

Attached
2-car
Garage

60'7"

GRAVEL

Concrete

Patio

Generator

Blacktop
Driveway

Parking
Spot
9'x18'

Parking
Spot
9'x18'

36'

ADU

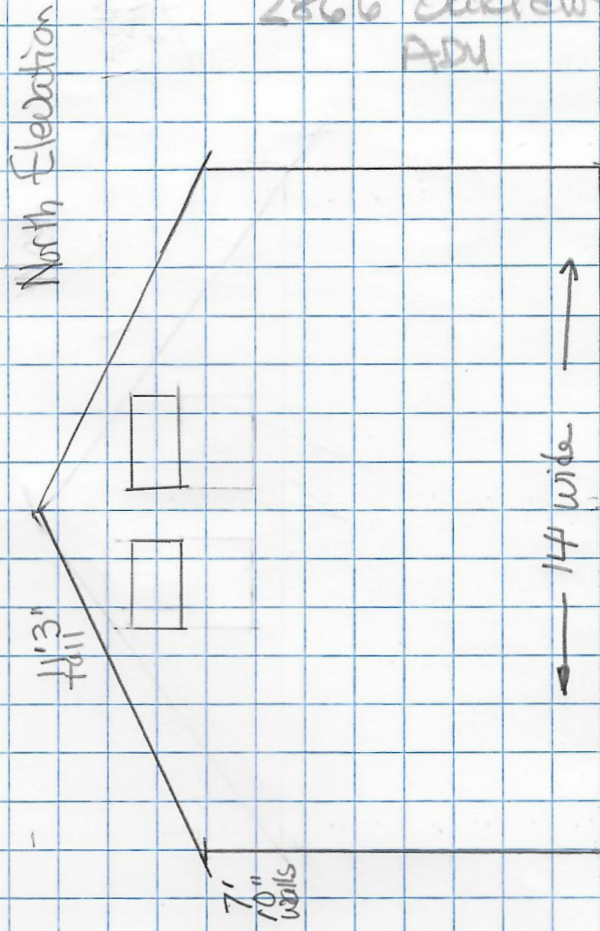
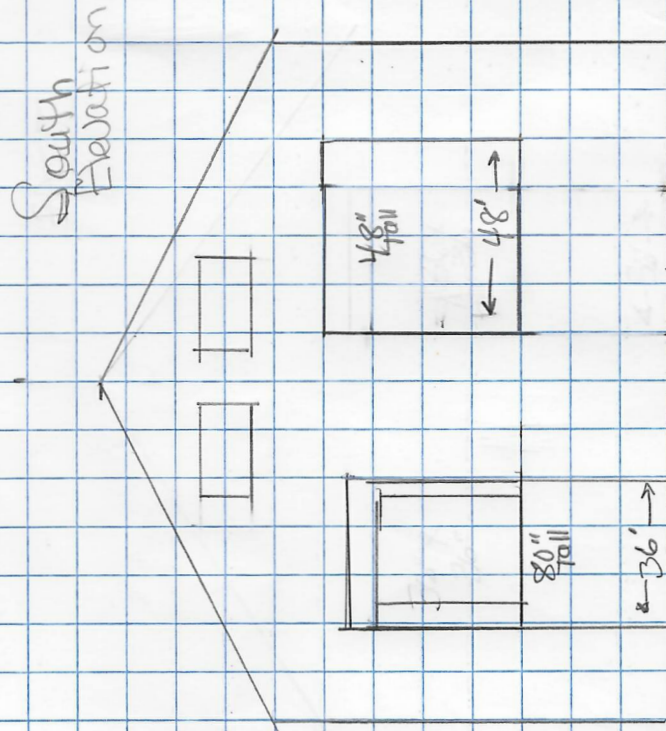
14'

5'↑

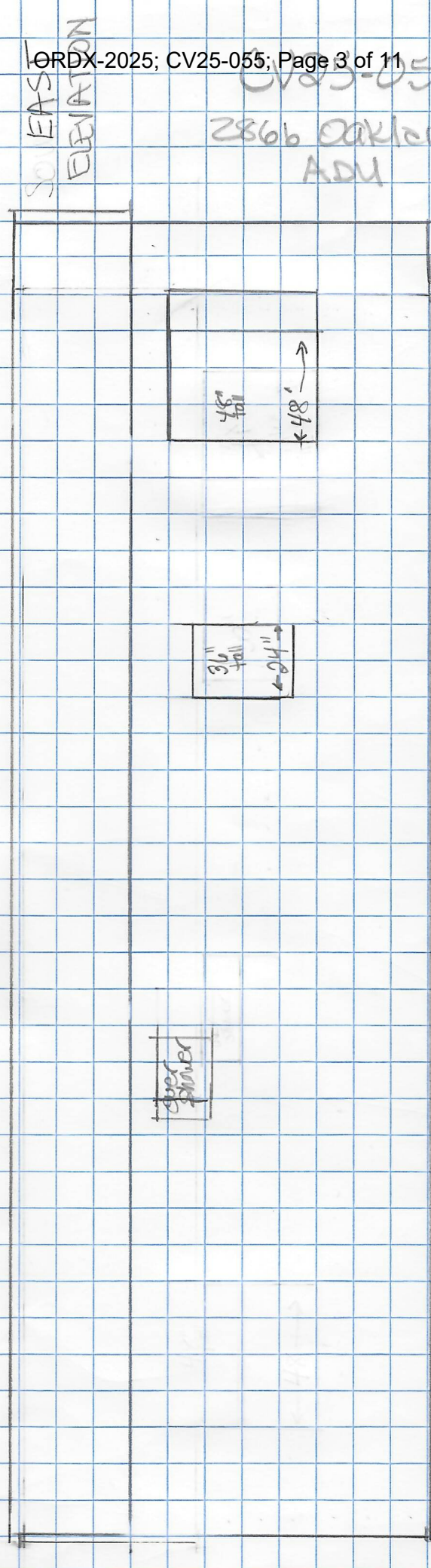
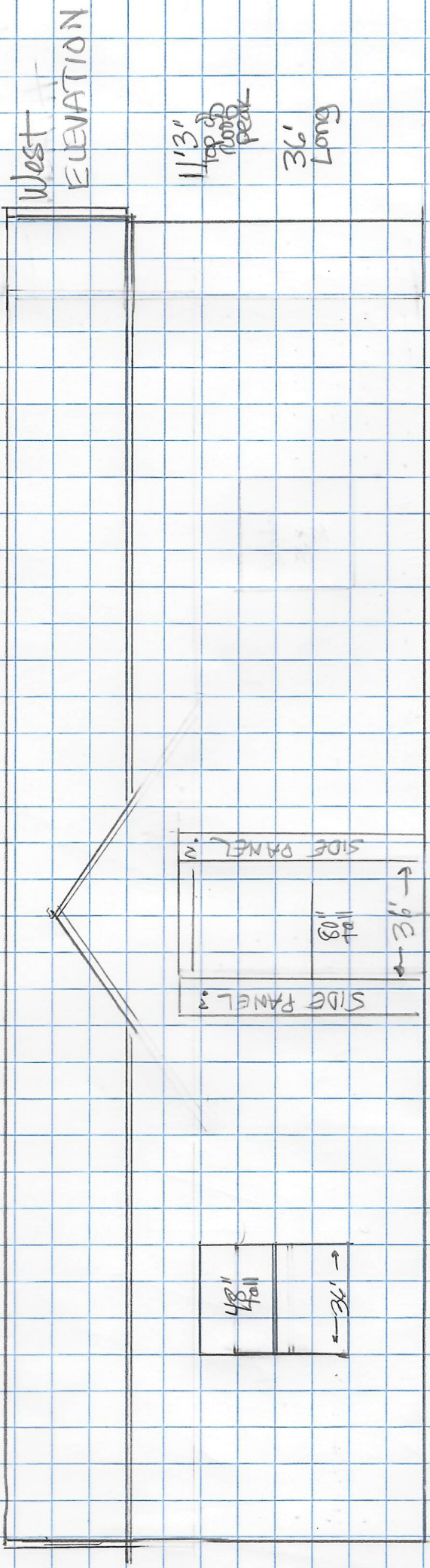


CV25-055 FINAL RECEIVED 10/31/2025 PAGE 1 OF 3
Ch. Wooten 10/31/25

CV25-055
2866 Oaklawn St.
ADU



CV25-055 FINAL RECEIVED 10/31/2025 PAGE 2 OF 3
Ch. Wooten 10/31/25



CV25-055
2866 Oaklawn
ADU

Ch. Hooten 10/31/25

Council Variance Application

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

We can't add the Accessory Dwelling Unit (ADU) without receiving the variance.

2. Whether the variance is substantial.

☒ Yes ☐ No

We can't add the Accessory Dwelling Unit (ADU) without receiving the 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

Absolutely no impact on the neighborhood. The unit will be in keeping with the neighborhood.

Council Variance Application

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

The home was purchased in 2010 prior to any thought or consideration to adding a unit to the property.

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

☐ Yes ☒ No

It's an R-3 which allows only a single residence. We need the variance to add the Accessory Dwelling Unit (ADU).

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

☒ Yes ☐ No

I believe so. This is the only way we can stay in place as we continue to age.

Senior Living communities are well outside of our ability to pay for these facilities. We have researched communities and costs. Rates in these communities continues to rise every year and we have first hand experience with a parent here in Columbus.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

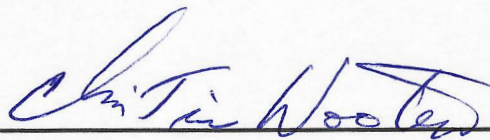
NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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):

Variance needed to R3 Permitted uses 3332.035 to allow two 1-unit dwellings of a lot in the R3 district. We wish to add an Accessory Dwelling Unit (ADU) to the existing property. Currently this code allows for one single-family dwelling.

Variance needed to Fronting requirements of 3332.19. The ADU will be behind the primary residence and not front on the street.

Signature of Applicant



Date

6/22/2025

Hardship Statement

TO WHOM IT MAY CONCERN:

My name is Chris Wooten. My spouse and I moved to the Kenmore Park neighborhood in 2011. I bought the home the prior year and we took a lot of time to clean up, clean out, re-landscape, and renovate the home. We have friends in the neighborhood and are starting a long-term plan to age in place.

The first key to our plan was to purchase a ranch-style home. Turns out there are only a few in the Kenmore Park neighborhood. Fortunately, we waited for one to come to the market and bought it in 2010.

We insulated the home, added siding, and made it not only more energy-efficient but hoped to make improvements in a way that would reduce maintenance costs over our lifetime.

The home is on a large city lot -- actually a double lot -- lots 3 and 4.

As we continued over the last fourteen years to plan our retirement and aging in place, we realized we would benefit tremendously by pooling resources with friends and reducing our overall costs.

As we explored our options, we realized that we lived in an R-3 residential district that allows only one single-family dwelling. Thus, we are requesting a variance to allow us to add a small Accessory Dwelling Unit (ADU) on the property, which is not permitted currently under Section 3332.035.

I further request variances to the following sections:

Section 3332.13 -- This code indicates no less than 5,000 square feet in the area to add an ADU. The current lot, 3-4, sits on 9,626 square feet. Although we interpreted this section differently, the code requires a total of 10,000 square feet for the two dwellings. A variance is being requested to forgive the difference of 374 square feet to allow the main house and the smaller ADU.

Section 3332.27 -- A variance is being requested to release the need for the 25% rear yard for each dwelling. Our expectation is that the entire yard will be used by the residents in both the main house and the ADU. We feel this is a benefit to the person living in the ADU, who will be either a family member caring for us or someone we know filling that role as caretaker.

Though the property is titled in a LLC, I am the only owner of the LLC and thus am the current owner and applicant. I, along with my spouse, reside at this address and have done so continuously since 2011.

As we establish our plan to age in place, we believe it will only be possible with another resident on the property. For now, this will be another adult who can share the workload and cost. In the longer run, that will likely be someone who can take on the majority of homeowner tasks and/or provide care as we age.

Furthermore, we believe that aging in place is the only solution for ongoing support and cost sharing. As finances unfold, the costs of senior residential buildings are increasing, and the cost of care increases every year. It's clear that we will not have the option to go elsewhere. We truly must make the finances work here by remaining in our home and neighborhood.

I am submitting two additional variances (listed above) to allow us to construct an Accessory Dwelling Unit on this property.

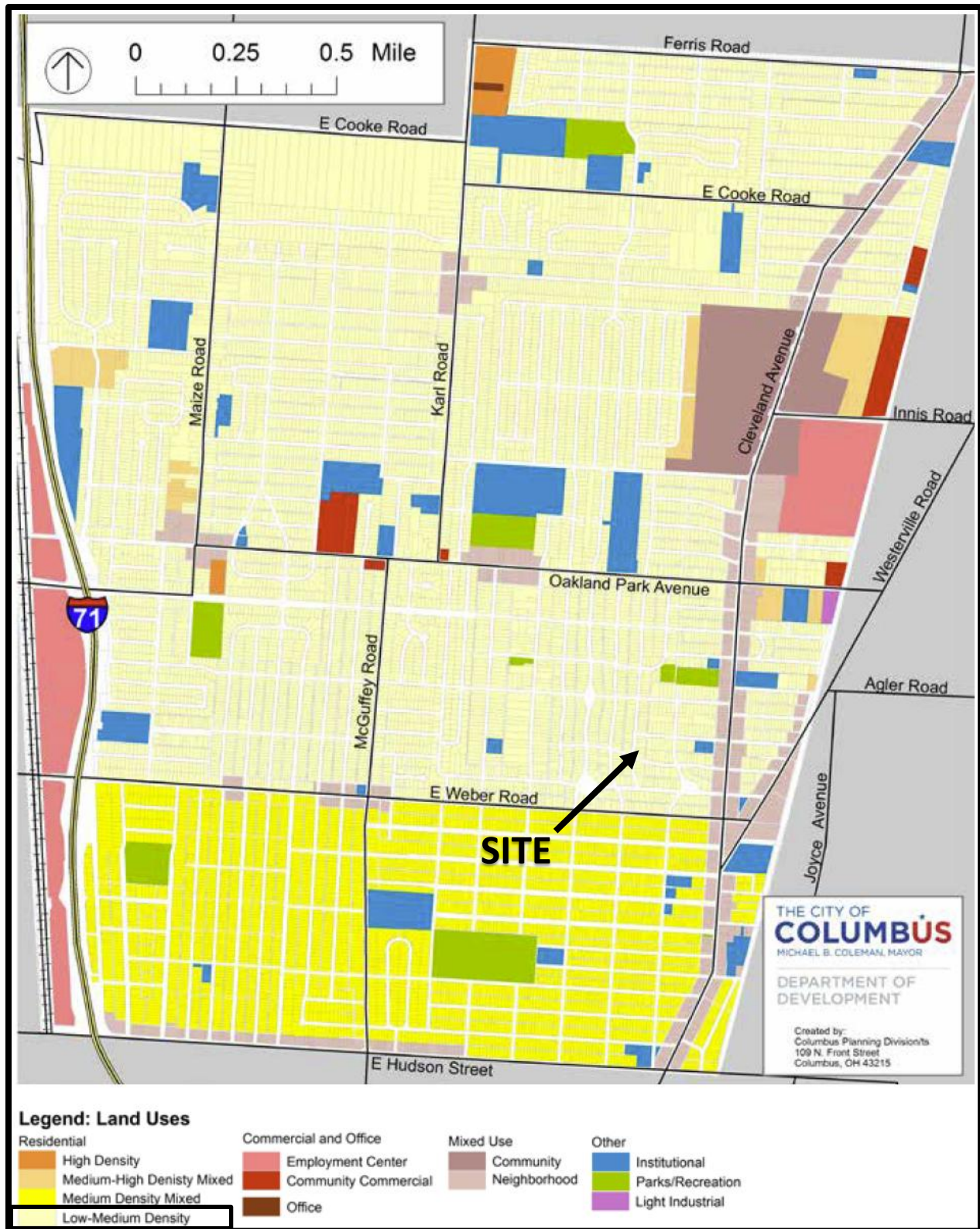
Sincerely,

A handwritten signature in cursive script that reads "Christine Wooten".

Christine Wooten ("Chris")



CV25-055
2866 Oaklawn St.
Approximately 0.22 acres

NORTH LINDEN NEIGHBORHOOD PALN AMENDMENT (2014)

CV25-055
2866 Oaklawn St.
Approximately 0.22 acres



CV25-055
2866 Oaklawn St.
Approximately 0.22 acres

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 **Approval**
(Check only one) **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.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

APPLICATION # CV25-055

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) Christine Wooten

of (COMPLETE ADDRESS) 2866 Oaklawn Street, Columbus, Ohio 43224

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. PE Group LLC Christine Wooten, Sole LLC Owner and Agent 614 419 3823 PO Box 2813 Columbus, Ohio, 43216 0 employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

Christine Wooten

Sworn to before me and signed in my presence this 22nd day of June, in the year 2025

SIGNATURE OF NOTARY PUBLIC

Rebecca Estel King

My Commission Expires

4-13-26

Notary Seal Here



Rebecca Estel King
Notary Public, State of Ohio
My Commission Expires 01-13-2026

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