



# Healthy Homes

## Statement in Support of Variance(s)

The site is located on Weber Rd., North of Hudson Street between Bremen Street and Dresden Street. The parcel is zoned R-3, as is much of the North Linden Area Commission area. The applicant proposes to build a single-family home and an accessory dwelling unit with three surface parking spaces at the rear of the lot with parking accessed from the back alley, as depicted on the submitted site plan.

The proposed one-unit dwellings were intentionally selected and will not detract from the character of the neighborhood. This structure conforms with other development in the area in respects to height and use. The proposed dwelling is intended to increase the stock of high-quality, affordable housing options available to families earning between 50 and 80 percent of Area Median Income.

Applicant requests the following variances:

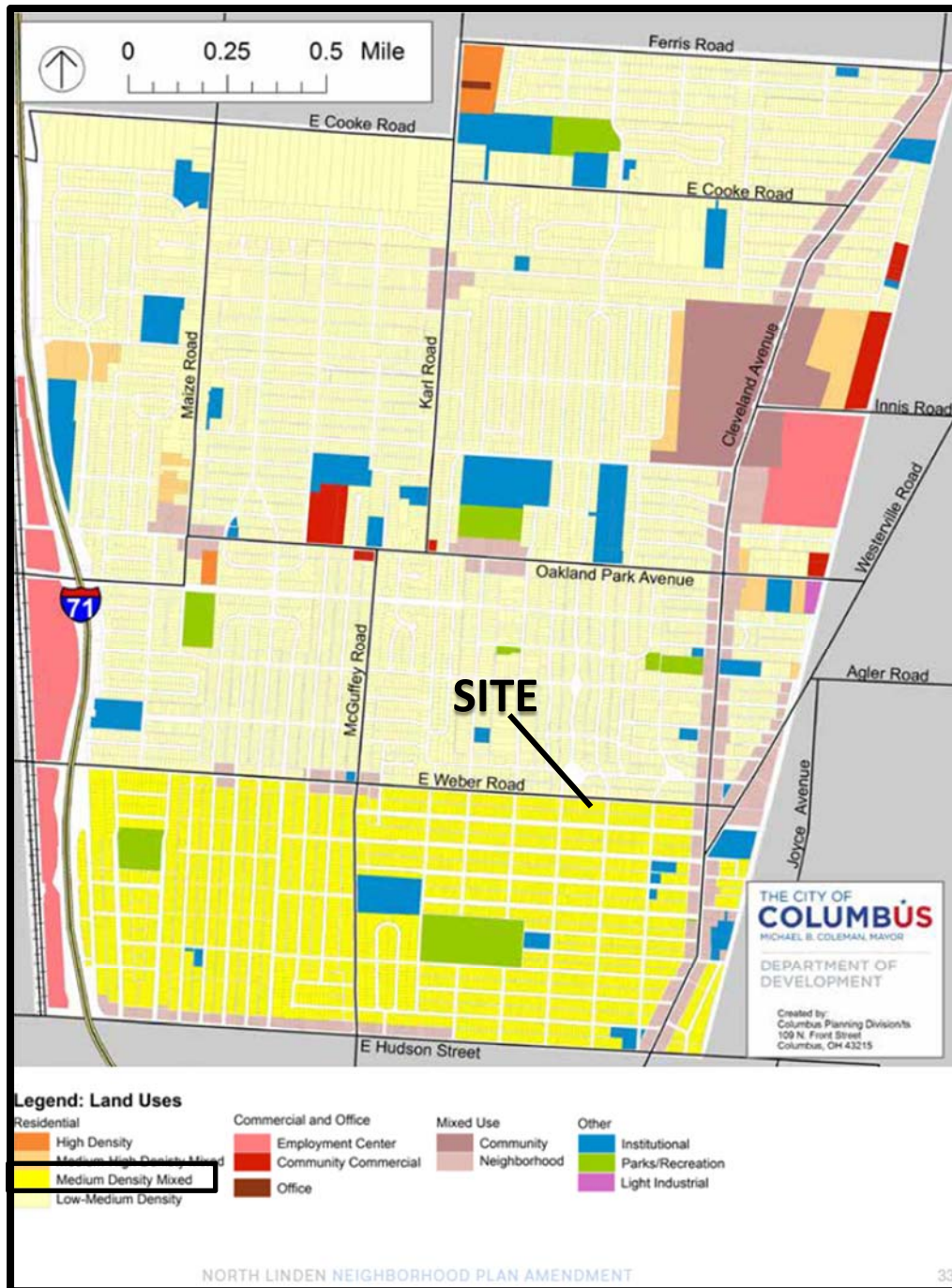
- [3332.21](#) Reduced Building Setback: Reduce the building set back from 37' to 26.13'.
- [3332.035](#), R-3 residential district, does not permit two dwellings on one lot, while the applicant proposes to develop an accessory dwelling unit on a lot along with a single-unit dwelling
- [3332.13](#), R-3 area district requirements, requires that a single-unit dwelling or other principal building shall be situated on a lot of not less than 5,000 square feet in area, while the applicant proposes two single-unit dwellings on a lot that contains 4,670 square feet
- [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, whereas the lot is 33.33' wide
- [3332.27](#) Rear yard, requires that each dwelling, apartment house, or other principal building shall be erected so as to provide a rear yard totaling not less than 25 percent of the total lot area, while the applicant proposes no rear yard for the accessory dwelling unit Rear Yard and a 19.054% Rear Yard for the front dwelling.
- [3312.49](#) Required Parking, requires two parking spaces per dwelling unit for a total of four parking spaces, while the applicant proposes a total of three parking spaces

Signature of Applicant Emily Long Rayfield

Date 4/23/2024



CV24-050  
1555 E. Weber Rd.  
Approximately 0.11 acres



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

**Case Number** CV24-050

**Address** 1555 E. WEBER RD.

**Group Name** NORTH LINDEN AREA COMMISSOIN

**Meeting Date** June 20th, 2024

**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:**

33321.21: Reduced building setback matches neighboring buildings.  
3332.12: Existing condition.  
3332.05(A)(4): Existing condition.  
3332.19: Required to allow an ADU.  
3332.27: Required to allow an ADU.  
3312.49: Healthy Homes says that, based on their other ADUs, the expected occupancy for the 1br 1ba ADU is a single mother who owns at most one car, so the ADU will not need more than one parking space. Street parking is available along Weber Road, though not directly in front of the property.  
3332.035: NLAC supports construction of an ADU along this transit corridor.

**Vote** 7 for, 1 absent, 1 abstain

**Signature of Authorized Representative** Benjamin L Keith

**Recommending Group Title** North Linden Area Commission

**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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-050

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) Emily Long Rayfield Applicant  
of (COMPLETE ADDRESS) 1555-1557 Weber Road

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. Emily Long Rayfield - Lead Development Manager HNHF Realty Collaborative - Healthy Homes PO Box 77499 Columbus, Ohio 43207	2. Central Ohio Community Improvement Corporation 845 Parsons Ave Columbus, Ohio 43206
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Emily Long Rayfield

Sworn to before me and signed in my presence this 23<sup>rd</sup> day of April, in the year 2024

Lydia Ann Ndungu  
SIGNATURE OF NOTARY PUBLIC

01/31/2028  
My Commission Expires

Notary Seal Here



**Lydia Ann Ndungu**  
Notary Public, State of Ohio  
My Commission Expires 01-31-28

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