

SITE PLAN
1" = 10'-0"

COLUMBUS ZONING: R-3

THIS SITE STUDY IS FOR PRELIMINARY PURPOSES ONLY. THIS SITE STUDY SHALL NOT BE USED FOR ANY PERMIT OR VARIANCE APPLICATIONS. THE INFORMATION CONTAINED HEREIN IS LIMITED TO CHANGING SETBACKS & ASBESTOS LOT CHANGES. SOLELY FOR INFORMATIONAL PURPOSES. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES.

REAR YARD SETBACKS

TOTAL LOT SQUARE FOOTAGE	10,960 S.F.
TOTAL REAR YARD SQUARE FOOTAGE	669,248 S.F.
PERCENTAGE OF REAR YARD	61.17%

LOT COVERAGE CALCULATIONS

TOTAL LOT SQUARE FOOTAGE	10,960 S.F.
TOTAL LOT COVERAGE	1,600,131 S.F.
PERCENTAGE OF LOT COVERAGE	15.227%

2930 - 2932 MEDINA AVE
COLUMBUS, OH 43224
PID: 070-070785-00

5'-0" SIDE YARD SETBACK

CONCRETE PAD FOR TRASH LOCATION

8'-0" SIDE YARD SETBACK

PROPERTY LINE TYPE

NOTE THIS SHEET FOR TYPE OF FINAL LOCATION

3/24/2026

2930 - 2932 MEDINA AVE
COLUMBUS, OHIO 43224
NEW DUPLEX
PREPARED FOR:

Healthy Homes
A HEALTHY NEIGHBORHOODS, HEALTHY FAMILIES INITIATIVE

SBA
ARCHITECTURAL DESIGN
STUDIOS
1152 7th St
WWW.SBA-ARCHITECT.COM

SCALE: 1" = 10'-0"
SHEET DESCRIPTION
SITE STUDY
DATE: 03.19.2026
CONSTRUCTION COMMENTS
A0-1

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

APPLICATION: CV25-127
Location: 2930-2932 MEDINA AVE. (43224), being 0.25± acres located on the east side of Medina Avenue, 319± south of Weldon Avenue (010-070765; North Linden Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Two-unit dwelling.
Applicant(s): Healthy Homes c/o Gretchen West; P.O. Box 77499; Columbus, OH 43207.
Property Owner(s): City of Columbus c/o John Turner; 845 Parsons Avenue; Columbus, OH 43206.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The site consists of one undeveloped parcel in the R-3, Residential District. The requested Council Variance will allow a two-unit dwelling in the R-3 district.
- A Council variance is required because the R-3, Residential District prohibits two-unit dwellings as a primary residential land use.
- North, south, east, and west of the site are single-unit dwellings in the R-3, Residential District.
- The site is located within the boundaries of the *North Linden Neighborhood Plan Amendment* (2014), which recommends “Low-Medium Density Residential” land uses.
- The site is located within the boundaries of the North Linden 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

The requested two-unit dwelling is consistent with the *North Linden Neighborhood Plan Amendment’s* recommendation and will not add an incompatible use to the neighborhood.

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 are seeking a variance to develop a two unit dwelling (duplex) on an R3 lot. While the lot could be used for other purposes, this variance will increase the stock of high quality, affordable housing options available while maintaining the character of the neighborhood.

2. Whether the variance is substantial.

Yes No

This is a use 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

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

The variance would not adversely impact delivery of services and/or utilities.

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

This is a use variance.

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

Yes No

The City of Columbus is modernizing the zoning code written more than 70 years ago to reflect how our city has grown — and how people live, work, and move today. Granting this variance would be aligned with these initiatives.

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):

Please see attached.

Signature of Applicant

Guter Went

Date

12-15-25



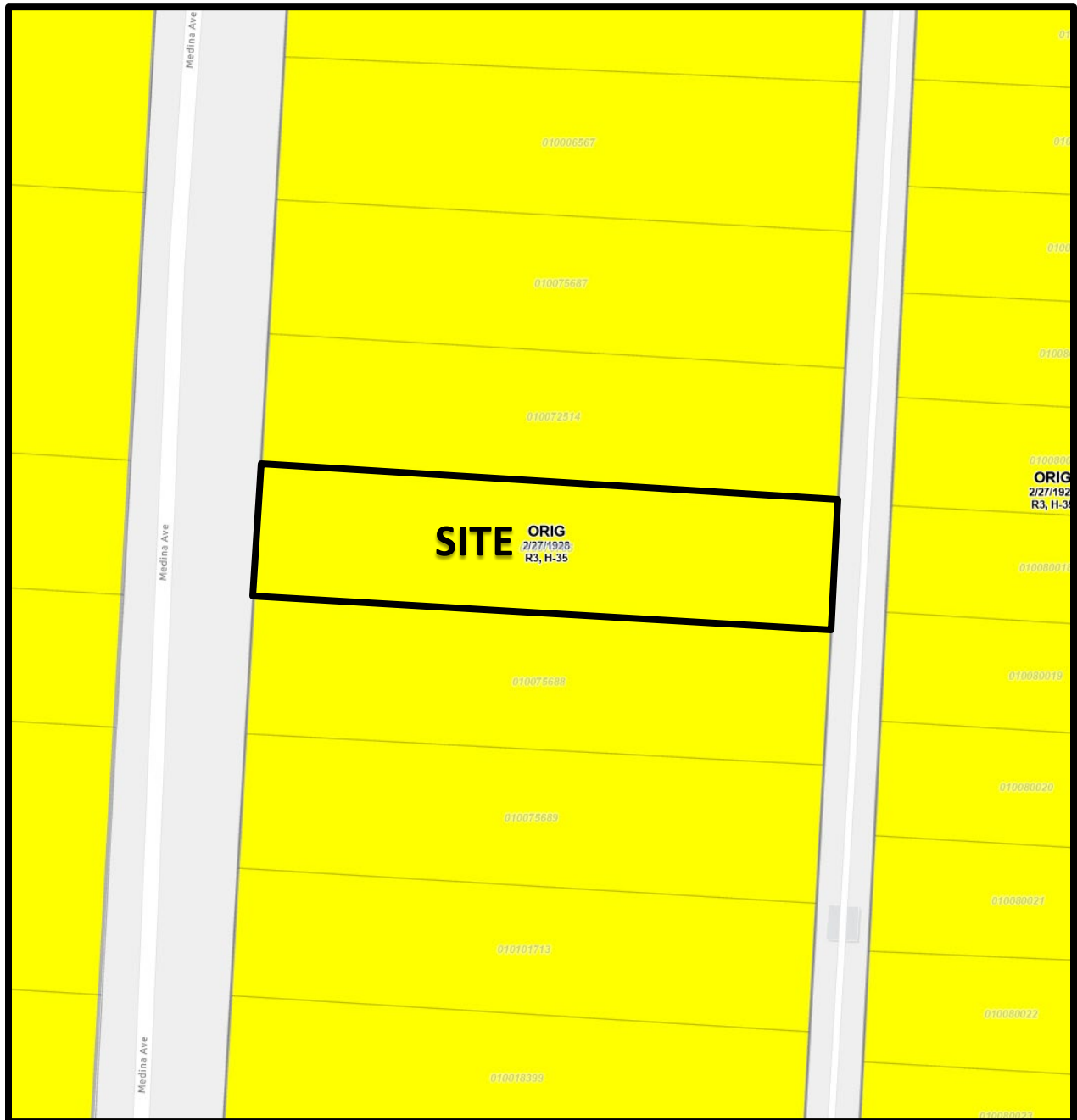
Statement in Support of Variance(s)

This site is located on Medina Ave, south of Weber Rd. The parcel is zoned R-3, as is much of the North Linden Area Commission Area. The applicant proposes to build a two (2) unit dwelling (duplex) and four surface parking spaces at the rear of the lot with parking accessed via a side yard drive, as depicted on the submitted site plan.

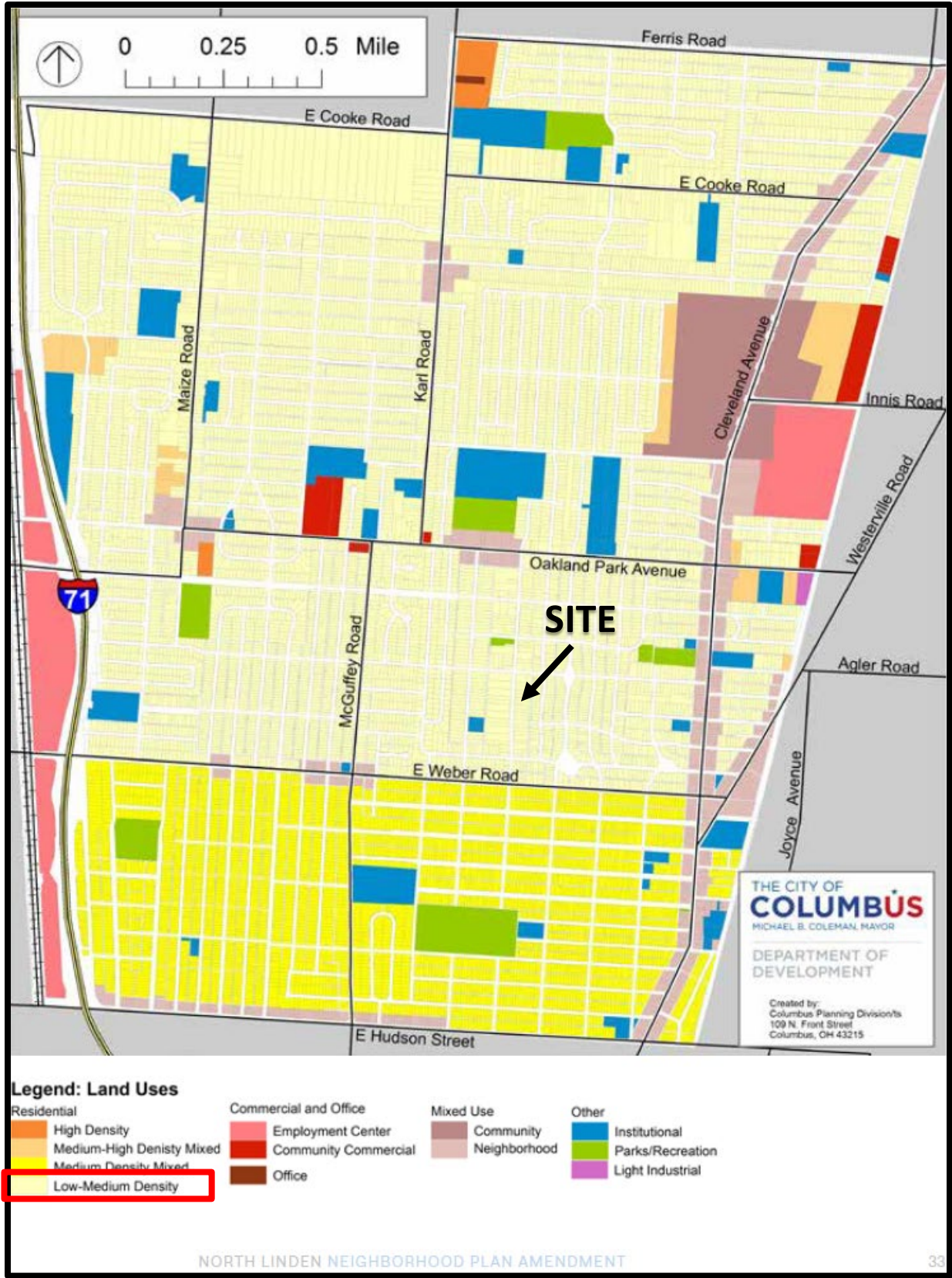
The proposed two-unit dwelling was intentionally selected and will not detract from the character of the neighborhood. This structure conforms with other development in the area in respects to height and use. The proposed dwelling is intended to increase the stock of the high-quality, affordable housing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

Applicant requests the following variances:

1. Section 3332.035: Variance to R3 Permitted Use



CV25-127
2930-2932 Medina Ave.
Approximately 0.25 acres



CV25-127
2930-2932 Medina Ave.
Approximately 0.25 acres

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

Case Number CV25-127

Address 2930 MEDINA AVENUE

Group Name NORTH LINDEN AREA COMMISSION

Meeting Date Feb. 19, 2026

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:

Without objection.
Support for addition of affordable housing capacity in our area.

Vote 8-0 unanimous approval (1 absent)

Signature of Authorized Representative 

Recommending Group Title North Linden Area Commission

Daytime Phone Number benlkeith@gmail.com

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 #: CV25-127

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 Gretchen West
of (COMPLETE ADDRESS) 2930-2932 Medina Ave. 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

<p>1. Gretchen West – Executive Director HNHF Realty Collaborative – Healthy Homes PO Box 77499 Columbus, Ohio 43207</p>	<p>2. CITY OF COLUMBUS 845 Parsons Ave. Columbus, Ohio 43206</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Gretchen West*

Sworn to before me and signed in my presence this 15th day of December, in the year 2025

[Signature]
SIGNATURE OF NOTARY PUBLIC

9-17-2029
My Commission Expires

Notary Seal Here



KIMBERLY Y. DONSTON
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
September 17, 2029

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