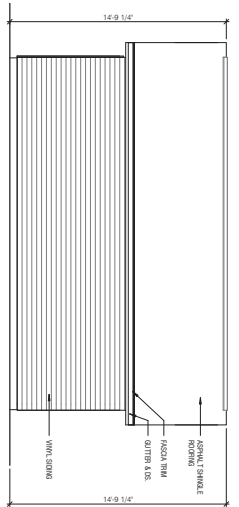
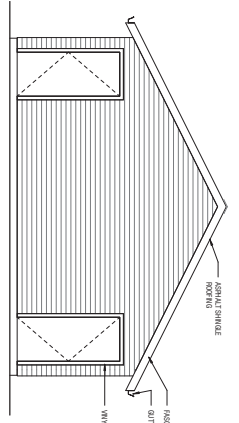


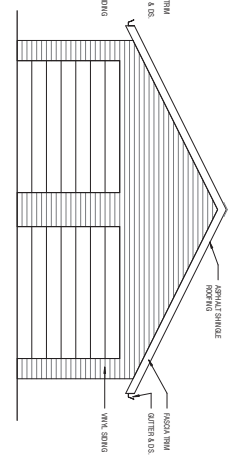
8 garage section



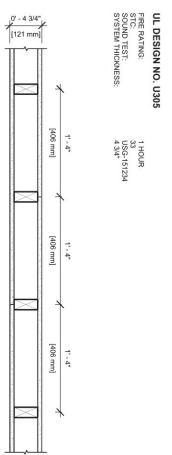
7 garage side



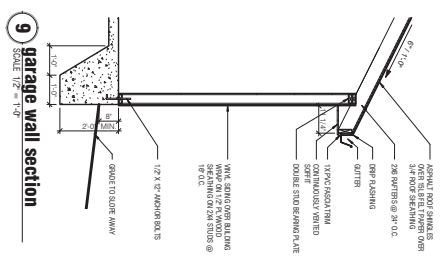
5 garage west



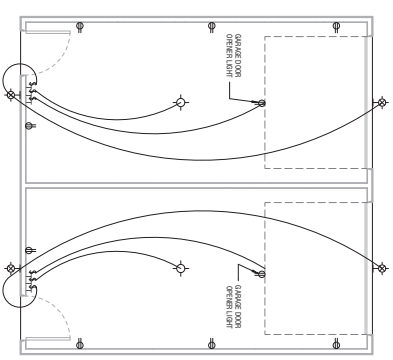
6 garage east



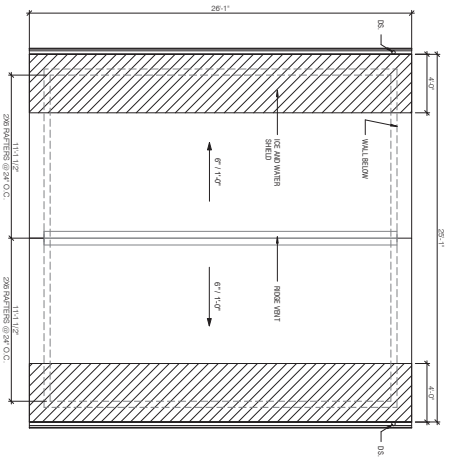
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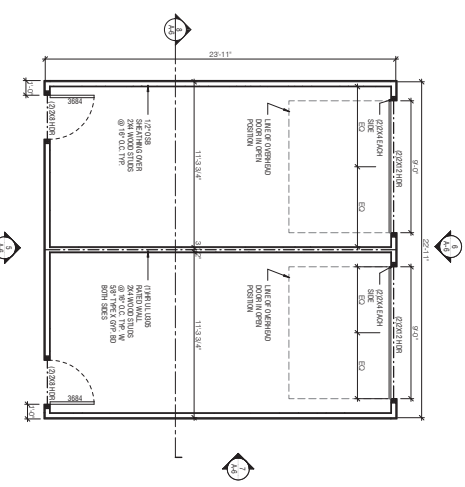
9 garage wall section



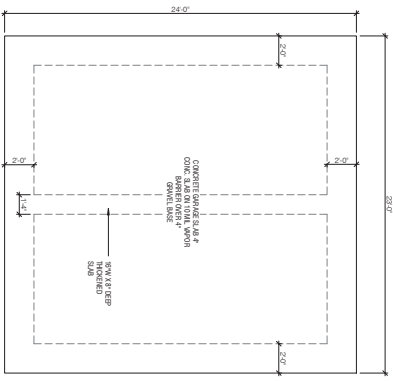
4 garage electrical



3 garage roof



2 garage plan



1 garage slab plan

FINAL GARAGE PLAN RECEIVED 09.24.2024 SHEET 1 OF 1 CV24-104

698 22ND ST DUPLEX
 698 S. 22nd St. Columbus, OH 43205

9-24-2024

A-6

GARAGE PLAN

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

APPLICATION: CV24-104
Location: 698 S. 22ND ST. (43205), being 0.13± acres located east of South 22nd Street, 264± feet south of Newton Street (010-039454; Livingston Avenue Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Two-unit dwelling.
Applicant(s): Jared Bock; 931 Strimple Avenue; Columbus, OH 43229.
Property Owner(s): Flores Development LLC; P.O. Box 1510; Powell, OH 43065.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of one undeveloped parcel in the R-3, Residential District. The requested variance will allow the construction of a two-unit dwelling.
- A Council variance is required because the R-3 district does not allow a two-unit dwelling. A variance to conform a reduced lot width is also included in this request.
- To the north, south, east, and west of the site are single-unit dwellings and an undeveloped parcel, all in the R-3, Residential District.
- The site is within the planning boundaries of the *Near Southside Plan* (2011), which recommends “Medium Density Mixed Residential” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies (C2P2)* (2018) Design Guidelines.
- The site is located within the boundaries of the Livingston Avenue Area Commission, whose recommendation is for approval.
- Staff concurs 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 in the R-3, Residential District. Staff supports the requested uses and design standards as they are consistent with the Plan’s land use recommendations. The proposal also meets C2P2 Design Guidelines for new housing to be compatible to surrounding housing structures in 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

THIS A VACANT LOT THUS THE CHANGE WOULD IMPROVE THE
CURRENT USE AND SITUATION

2. Whether the variance is substantial.

Yes No

NOT A SUBSTANTIAL REQUEST TO GO FROM SINGLE FAMILY TO
DOUBLE.

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

THE PROPERTY IS PROPOSING TO GO FROM A SINGLE FAMILY
HOME TO A DOUBLE OR DUPLEX. THERE WILL BE NO USE CHANGE
THE PROPOSED MATCHES A BLEND OF DUPLEX AND SINGLE FAMILY ON
THE STREET AND NEIGHBORHOOD

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 USE IS ONLY UPGRADING ONE UNIT.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 Yes No

NO THE OWNER WAS UNAWARE YOU COULD NOT CHANGE A SINGLE UNIT TO A DOUBLE AS THE ZONING USE ALONG FOR A DOUBLE OR 1-4 UNITS IN GENERAL

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 Yes No

COLUMBUS ZONING HAS STATED A VARIANCE IS NEEDED

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

Yes No

THIS WILL IMPROVE THE NEIGHBORHOOD AND CURRENT PROPERTY

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):

SINGLE FAMILY TO DUPLEX IN R3 - 010691454
MUNI-CODE 3332.035

Signature of Applicant

James B. D.

Date

8/21/24

698 22ND ST DUPLEX

698 S. 22nd St. Columbus, OH 43205

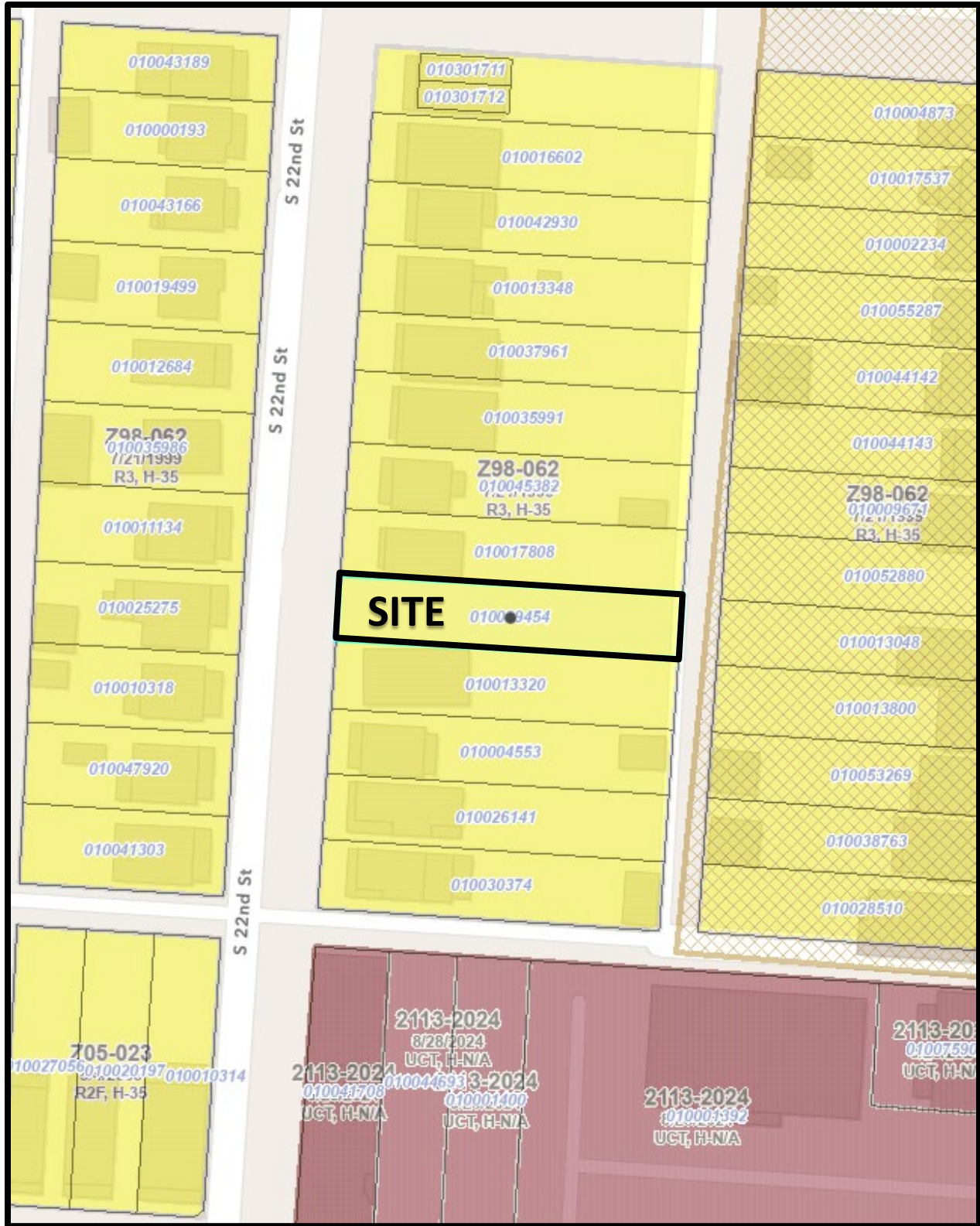
CV24-104

Statement of hardship:

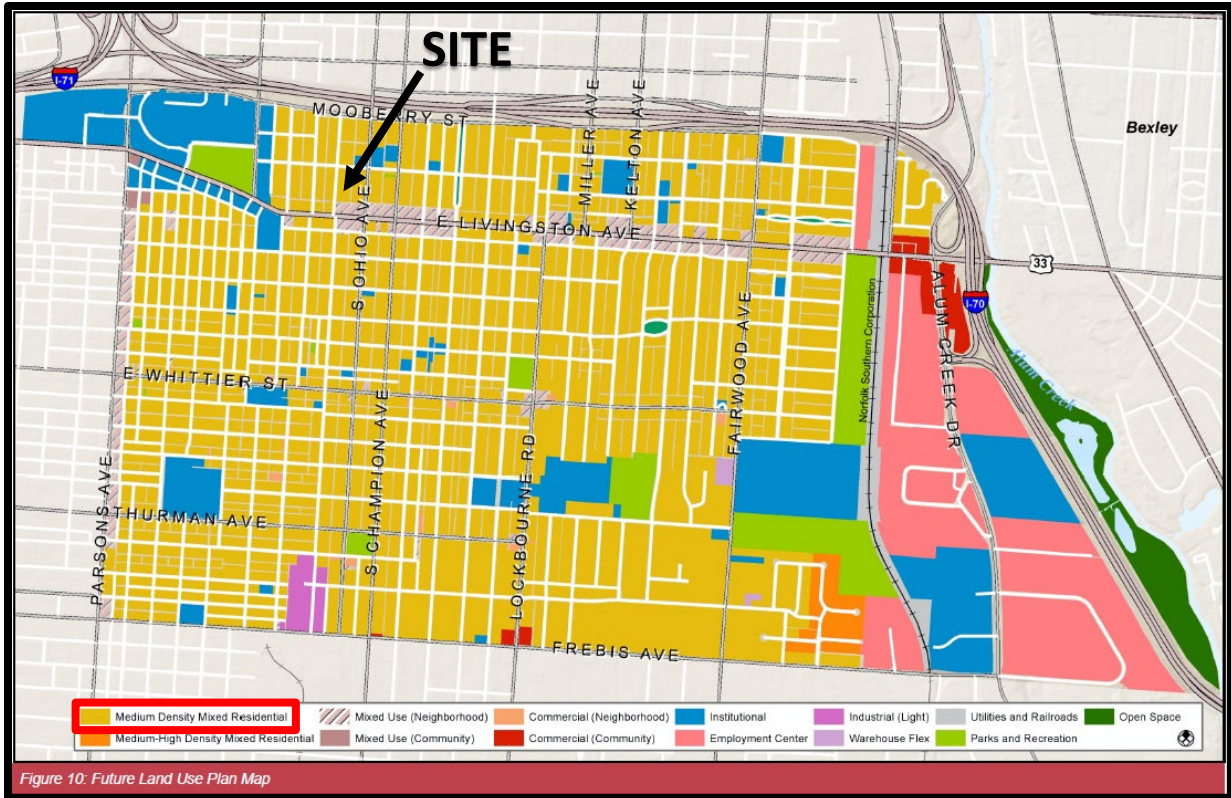
1. This is currently a vacant lot and would improve the condition and use.
2. This is not a substantial request to go from single family to a 2 unit use.
3. The property is proposing to go from a single family home to a duplex. There will be no use change. The proposed use will match the current neighborhood which contains a blend of single family and duplex houses.
4. The use is only upgrading one unit.
5. The owner was not aware of the restriction of the site to be a single family unit.
6. Columbus zoning has made us aware that a variance is required to change from single family to duplex.
7. This change will improve the current property and surrounding neighborhood.

Section 3332.035, R-3 residential district, allows one single-unit dwelling per lot, while the applicant proposes a two-unit dwelling, as shown on the submitted site plan.

Section 3332.05(A)(4), Area district lot width requirements, requires lot width of 50 feet while the applicant proposes to maintain a lot width of 33 feet.



CV24-104
698 S. 22nd St.
Approximately 0.13 acres



CV24-104
698 S. 22nd St.
Approximately 0.13 acres



CV24-104
698 S. 22nd St.
Approximately 0.13 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

Case Number CV24-104

Address 698 SOUTH 22ND STREET

Group Name LIVINGSTON AVENUE AREA COMM

Meeting Date 09 / 17 / 24

- 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:

Approval from Livingston Park Neighborhood Improvement Association - UNANIMOUS APPROVAL

Vote APPROVAL: 8 DISAPPROVAL: 0 ABSENT: 1

Signature of Authorized Representative *David Lee Gray*

Recommending Group Title President KAVA-C

Daytime Phone Number 614-599-0106

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.

