

1252 Atchenson St. 010-009726

KVH.

PROPOSED DETACHED ADU 770 SF

- TWO STORY -

- REAR YARD = 1700 SF

- REAR YARD COVERAGE = 64% COVERAGE

- TOTAL YARD = 3120 SF

1/2 ACRES

3420

- EXISTING HOUSE = 948 SF

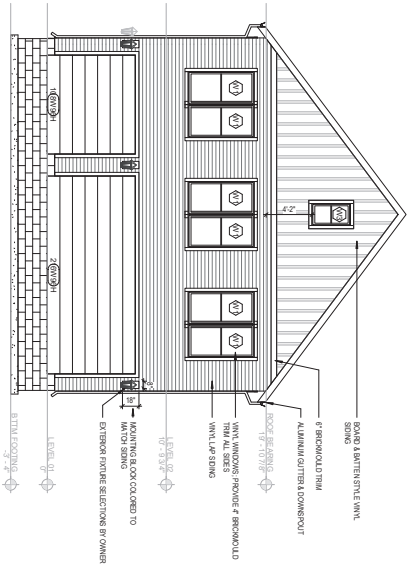
- TOTAL LOT COVERAGE = 50%

~~6/10/25~~

6/30/25

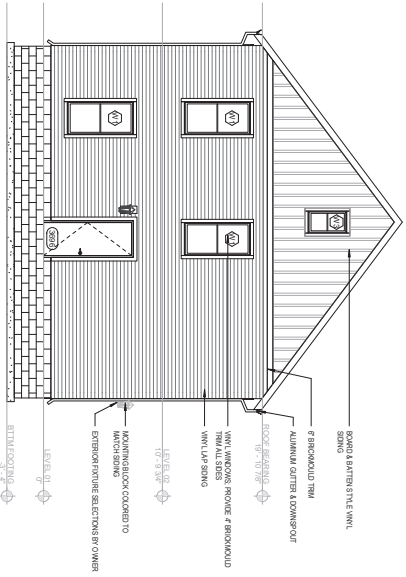
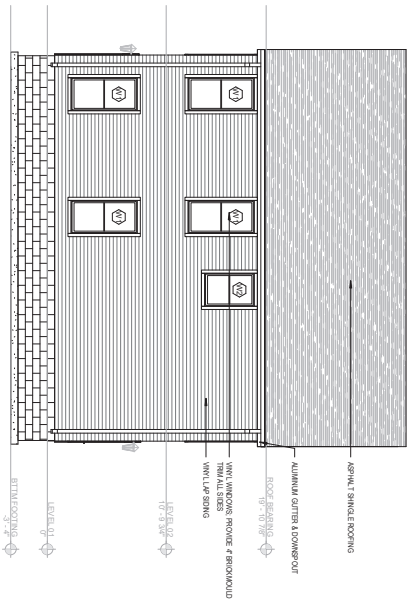
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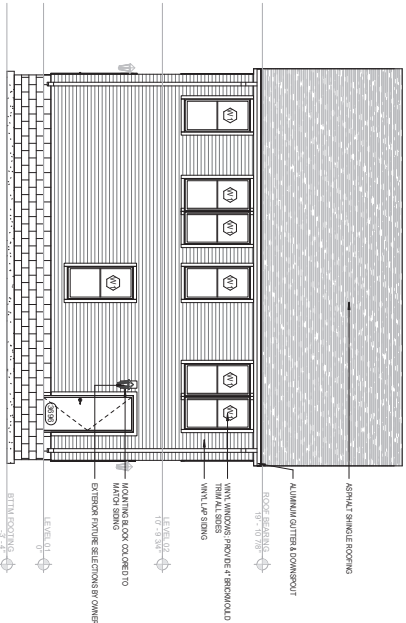
C3 SOUTH ELEVATION - FRONT

C3 EAST ELEVATION - SIDE

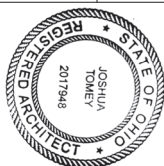


A6 NORTH ELEVATION - REAR

A3 WEST ELEVATION - SIDE



7/3/2025



NEW CONSTRUCTION SINGLE FAMILY

OWNER: EDDIE JEWELL

3778 GEORGIA AVE, COLUMBUS OH

A003
EXTENSION DOCUMENTS

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

APPLICATION: CV25-039
Location: 1252 ATCHESON ST. (43203), being 0.07± acres located on the north side of Atcheson Street, 159± feet west of North Champion Avenue (010-009726; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Two single-unit dwellings on one lot.
Applicant(s): Nathaniel Oliver Jr.; 1252 Atcheson Street; Columbus, OH 43203.
Property Owner(s): The Applicant.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of a single-unit dwelling in the R-3, Residential District. The requested Council variance will allow a carriage house above a detached garage on the rear of the subject site with reduced development standards. Variances to required parking from four required spaces to two provided spaces, reduced lot width from 50 to 30± feet, reduced lot area from 5,000 square feet per dwelling to 2,406 square feet per dwelling, increased lot coverage from 50 percent to 64 percent, no frontage on a public street for the rear dwelling, reduced maximum side yard from 6.17 feet to six feet, reduced rear yard from 25 percent to no rear yard for the proposed ADU, and increased private garage size from 720 square feet to 770± square feet are also included in this request.
- A Council variance is required because the R-3 district does not allow two single-unit dwellings on one lot.
- To the north, south, east, and west of the site are single-unit dwellings and an undeveloped parcel in the R-3, Residential District.
- The site is located within the planning boundaries of the *Near East Area Plan* (2005), which does not have a recommended land use at this location, but does state that new residential development should be consistent with adjacent housing types and densities.
- The site is located within the boundaries of the Near East 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 carriage house above a detached garage on the rear of the subject site with reduced development standards. Staff supports the proposal as it is generally consistent with the *Near East Area Plan's* design guidelines, and is consistent with the existing development pattern of the neighborhood.

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

Adding the ADU will allow property value to increase and also add additional space for a growing family.

2. Whether the variance is substantial.

☒ Yes ☐ No

The variance will add 770 SqFt to the the property

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

No, the variance (ADU) will not substantially alter the current neighborhood. There is development the will be underway on the lot next door to my property which will consist of two new build housing units with detached garages.

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

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

☐ Yes ☒ No

No, this will not adversely affect the delivery of governmental services.

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

☐ Yes ☒ No

No, I had no knowledge of the zoning restriction when purchased in 2019.

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

☐ Yes ☒ No

No, this is the best variance(s) that can be used to achieve my goal for having more habitual space for my family.

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

☒ Yes ☐ No

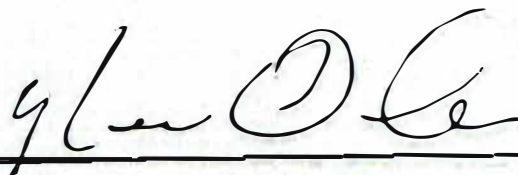
Adding the ADU will allow for an increase in property value and allow for more inhabitable space for the property

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):

Signature of Applicant



Date

4-25-25

Use variance: R3 District. 3332.035

We would like a variance for two single unit dwelling units on one lot.

3332.13, R-3 area district requirements, requires each single-unit dwelling to have a lot of no less than 5,000 square feet; and only a portion of a narrow lot can count toward density per 3332.18C

We would like a variance to allow each single-unit dwelling units to have less than 5,000 sqft.

Fronting Variance: Section 3332.19

We would like a fronting variance for our property with the addition of a single unit dwelling on our lot. 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

We would like a variance to allow us to build on our lot, which is an existing lot of 30.85 feet in width.

The width of the 2 required side yards must add up to at least 20% of the lot width, 3332.25. You'll use the lot width at the front of the lot which is 30.85', so the 2 side yards need to add up to at least 6.17'

One side yard could be a minimum of 3' wide, 3332.26 3333.26(B)(1) – lots that are less than 40 feet wide have a minimum side yard of 3 feet; this applies to each side yard not just one, this applies to both the existing dwelling and the ADU. The ADU that us being proposed will have 3' of a side yard on both the east and west side of unit. Our current home has over 3' of a side yard on the east and on the west, there is zero on the west side.

- If the building is over 2.5 stories then it may require a wider side yard min per 3332.26(F)

Rear Yard 3332.27: We would like a variance for the requirements that each dwelling needs to account for at least 25% of the lot. The total rear yard is 1200 SF and the total rear year coverage will be 64%.

Variance for 3332.18: Lot coverage.

We would like a variance for building lot coverage to exceed max amount of 50% and go to 64% of lot coverage.

Section 3312.49

Parking: We would like a parking reduction from 4 spaces required to 2 with the addition on our property.

Section [3312.57](#) EV Requirements: We will have 1 EV Ready outlet per dwelling unit will be provided in the garage. This will be noted on site plan.

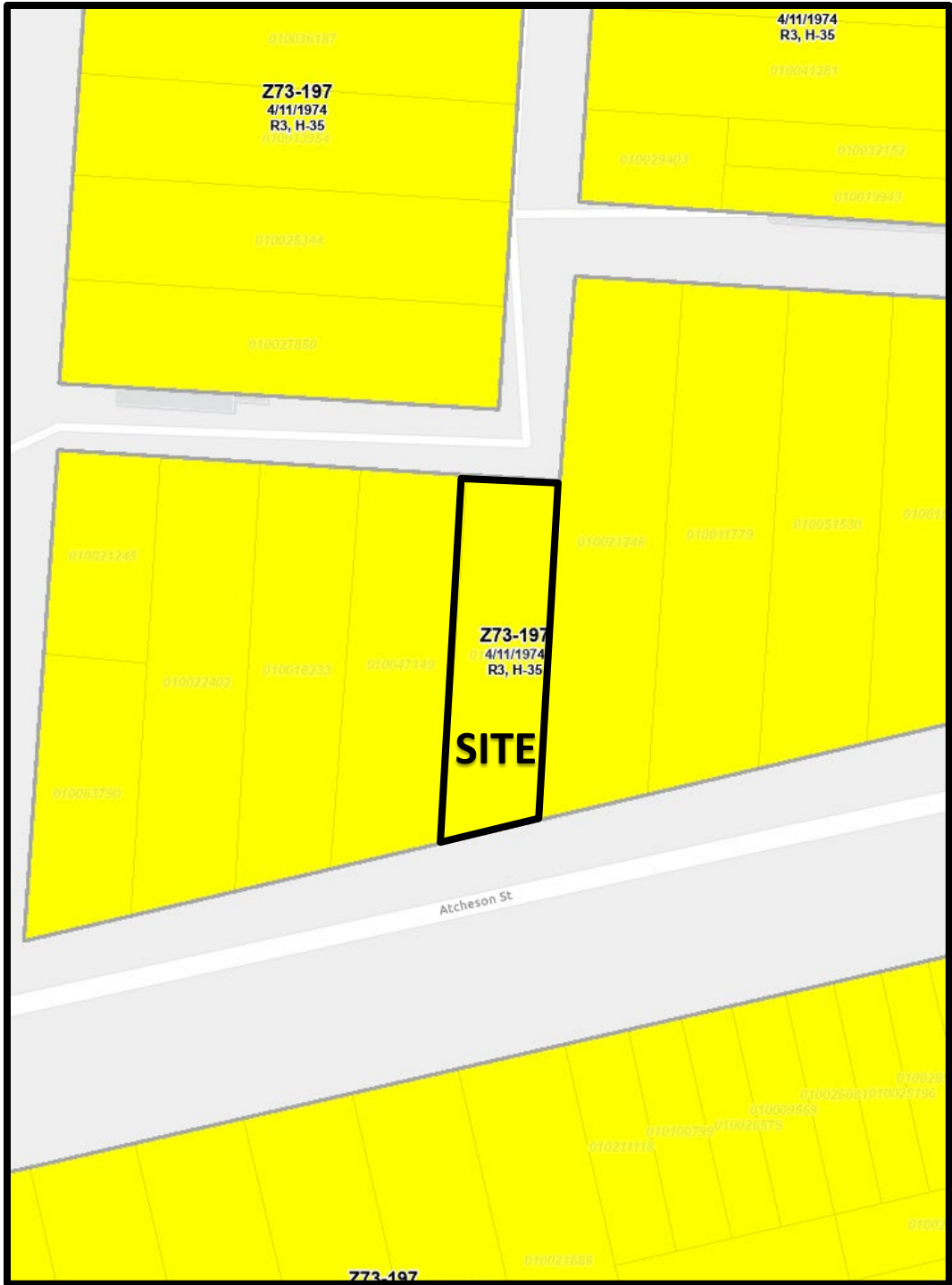
Per [3321.07\(B\)](#) at least 1 tree is required on a residential lot. We currently have one tree that is planted on our lot.

Garage: 3332.38

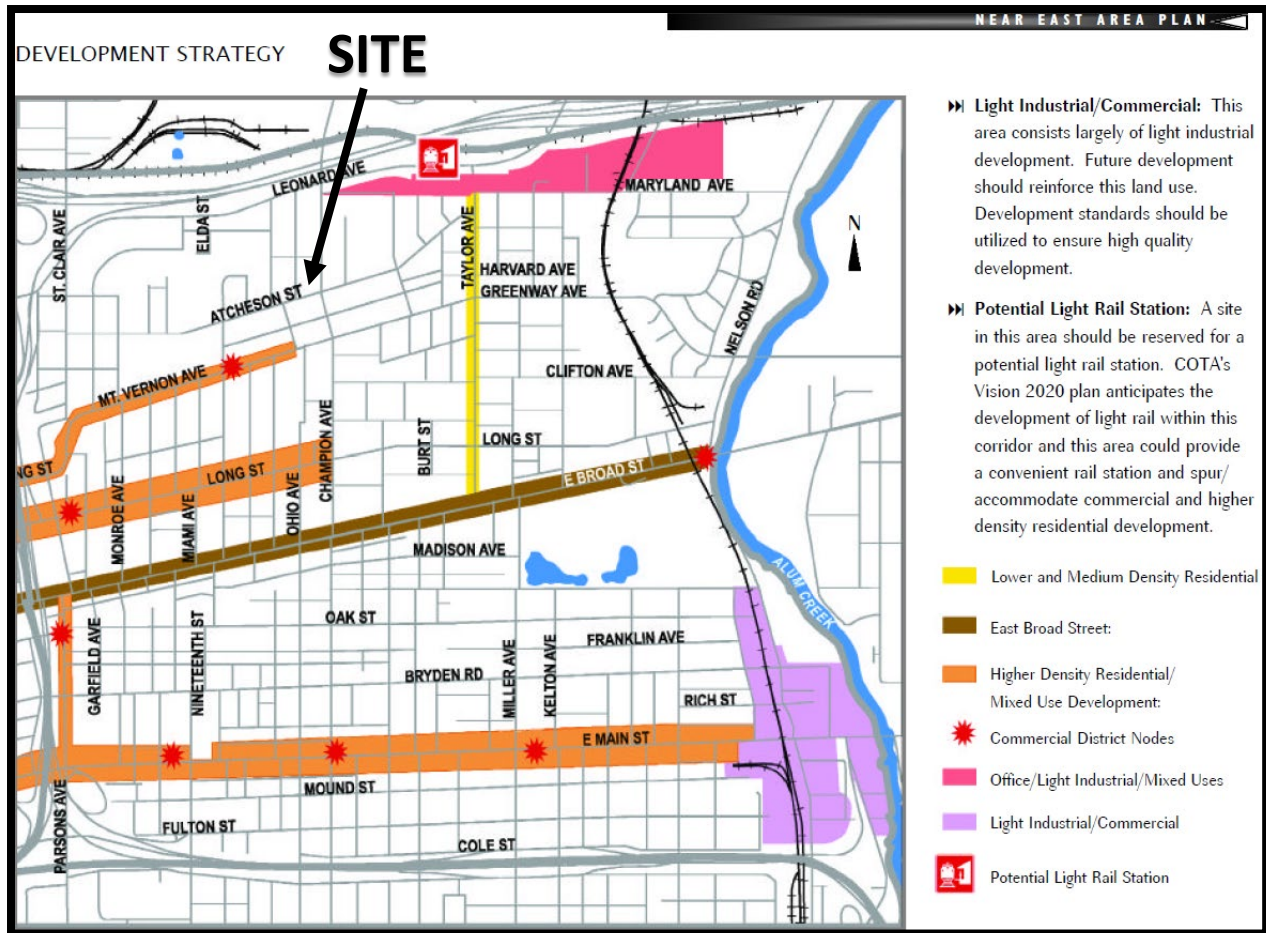
We would like a variance to build a garage that is approximate 770 sqft, which is over the 720sqft allowance.

(limitations for garages: limited to 720 but allowed to be 1/3 principal) add 1st and 2nd floor of plus top: over 720 variance, under don't need)

35ft height limit.



CV25-039
1252 Atcheson St.
Approximately 0.07 acres



CV25-039
1252 Atcheson St.
Approximately 0.07 acres

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

Case Number CV25-039

Address 1252 ATCHESON STREET

Group Name NEAR EAST AREA COMMISSION

Meeting Date 06/12/2025

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 10-2-0

Signature of Authorized Representative Nathan S. V. Harris

Recommending Group Title NEAC

Daytime Phone Number 614-753-3894

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 #: CV25-039

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) Nathaniel Oliver Jr
of (COMPLETE ADDRESS) 1252 Atcheson St

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

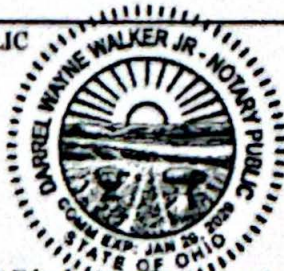
1. Joyleen Oliver 614-592-6071 1252 Atcheson St Columbus OH 43203 1	2.
3.	4.

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

SIGNATURE OF AFFLIANT

Sworn to before me and signed in my presence this 25th day of April, in the year 2025

SIGNATURE OF NOTARY PUBLIC



Jan 29th, 2029
My Commission Expires

Notary Seal Here

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