

**ZONING INFORMATION**  
2111 SAGAMORE RD.,  
COLUMBUS, OH 43219  
PARCEL ID: 010-877453.00  
NORTH CENTRAL AREA COMMISSION  
EXISTING LOT SIZE: 0.288 ACRES OR 12,620 SF  
CURRENT ZONING: OS-RS-10 (SINGLE-FAMILY)  
PROPOSED STRUCTURE: TWO-FAMILY HOME  
1102 SF - SECOND FLOOR  
2204 SF - TOTAL SF  
LOT COVERAGE - 12% OF LOT

**ZONING VARIANCES REQUESTED**  
3312.04 - REQUIRED PARKING - VARIANCE TO ALLOW FOR 20 PARKING SPACES WHERE 30 PARKING SPACES WOULD TYPICALLY BE REQUIRED.  
3322.02 - R-RURAL DISTRICT - VARIANCE TO ALLOW FOR A TWO-FAMILY DWELLING WITHIN AN R-RURAL DISTRICT WHERE AS ONLY A ONE-FAMILY DWELLING WOULD TYPICALLY BE ALLOWED.  
3322.06 - R-RURAL AREA DISTRICT REQUIREMENTS - VARIANCE TO ALLOW FOR 2 UNITS ON A 0.288 ACRES WHERE AS THE MAX. DENSITY ALLOW IS CURRENTLY 1 UNIT PER 5 ACRES.  
3322.08 - MINIMUM SIDE YARD SETBACK - VARIANCE TO ALLOW FOR A MINIMUM SIDE YARD SETBACK OF 7' WHERE AS 7'8\"/>

**A5 SITE PLAN**  
SCALE: 1" = 10'-0"  
A001a

SIDE STREET STUDIO

ARCHITECTURAL, PLANNING & ENGINEERING  
JOSHUA TOWNE, P.A.A.  
6085 STREET STUDIO, LLC  
102.8818182  
JOSHUA@STREETSTUDIO.LLC | JTM  
STRUCTURAL PLANNING & MODIFICATIONS  
JAMES R. RABERT, P.E.  
JAN ENGINEERING, LLC  
614.333.3322  
JAN@JANENGINEERING.COM

NEW CONSTRUCTION DUPLEX

2111 SAGAMORE RD., COLUMBUS OH 43219

OWNER: SHAKEYRAH ELMORE

STATE OF OHIO  
REGISTERED ARCHITECT  
JOSHUA TOWNE  
2017948

DATE: 05.14.2025  
SUBMITTED: 05.14.2025  
SHEET: 1  
PROJECT: 1

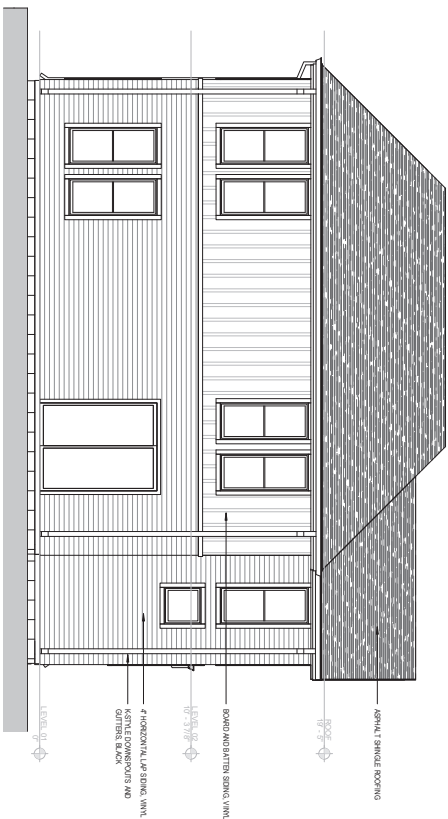
A001a  
ARCHITECTURAL SITE PLAN



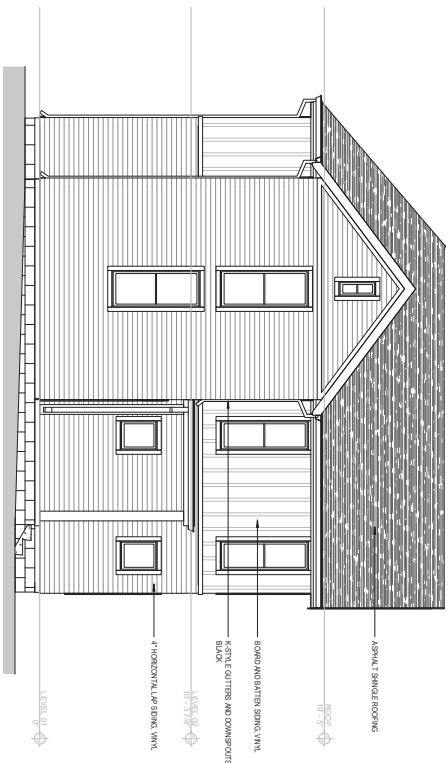
C3 NORTH ELEVATION  
A200  
SCALE: 1/8" = 1'-0"



C3 WEST ELEVATION  
A200  
SCALE: 1/8" = 1'-0"



A5 SOUTH ELEVATION  
A200  
SCALE: 1/8" = 1'-0"



A3 EAST ELEVATION  
A200  
SCALE: 1/8" = 1'-0"

SIDE  
STREET  
STUDIO

ARCHITECTURAL FIRM  
JOSHUA L. TORRES, AIA  
10200 BIRCH  
COLUMBUS, OH 43240  
614.343.3022  
JL@JLSTUDIO.COM  
WWW.JLSTUDIO.COM

NEW CONSTRUCTION DUPLEX

2149 SAGAMORE RD., COLUMBUS OH  
43219

OWNER: SHAKEYRAH ELMORE



SUBMITTED: 03.12.2025

A200

BUILDING ELEVATIONS

CONSTRUCTION DOCUMENTS

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

<b>APPLICATION:</b>	<b>CV25-023</b>
<b>Location:</b>	<b>2111 SAGAMORE RD. (43219)</b> , being 0.21± acres located on the south side of Sagamore Road, 61± feet east of Woodland Avenue (010-167453; North Central Area Commission).
<b>Existing Zoning:</b>	R, Rural District.
<b>Proposed Use:</b>	Two-unit dwelling.
<b>Applicant(s):</b>	Josh Tomey; 1286 East Fulton Street; Columbus, OH 43205.
<b>Property Owner(s):</b>	Shakeyrah Elmore; 2488 Holt Avenue; Columbus, OH 43219.
<b>Planner:</b>	Eastman Johnson; 614-645-7979; <a href="mailto:roejohnson@columbus.gov">roejohnson@columbus.gov</a>

**BACKGROUND:**

- The site consists of one undeveloped parcel in the R, Rural District. The requested Council variance will allow a two-unit dwelling. Variances to required parking from four required spaces to two provided spaces, reduced area requirements from five acres to 0.21± acres, and a reduced minimum side yard from 7.5 feet to 5.5 feet along the western property line are also included in this request.
- A Council variance is required because the R district does not allow two-unit dwellings.
- To the north, south, and east of the site are single-unit dwellings and an undeveloped parcel in the R, Rural District. To the west are single-unit dwellings in the R-2, Residential District.
- The site is located within the planning boundaries of the *North Central Plan* (2002), which recommends “Single-Family Residential” land uses at this location.
- The site is located within the boundaries of the North Central Area Commission, whose recommendation is for approval.
- Practical difficulties were not considered since only a use variance is proposed with this request.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

Although the proposed development exceeds the Plan’s recommendation, Staff supports the proposal as it is consistent with the Plan’s objectives of providing appropriate housing and a variety of housing opportunities, and also promoting and supporting the development of housing for all economic levels, and will not add an incompatible use to the area. Additionally, the proposed two-unit dwelling is consistent with residential uses in the area.

## Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://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

Yes, the property could be used without a zoning variance

2. Whether the variance is substantial.

☐ Yes ☒ No

No, the variance would allow for the construction of a residential scale building in a residential area

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 new construction homes will enhance the appearance and the value of the existing area.

## Council Variance Application

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

☐ Yes ☒ No

No, it will not impact governmental services.

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

☒ Yes ☐ No

Yes, the existing zoning was known.

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

☐ Yes ☒ No

No, only a variance can allow for this construction.

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

☒ Yes ☐ No

Yes, the zoning district intends for low density residential development similar to a small duplex

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 the accompanying sheet of variances requested.

Signature of Applicant

*Joshua J. Jerny*

Date 03.12.2025

ZONING VARIANCES REQUESTED

3312.49 - REQUIRED PARKING - VARIANCE TO ALLOW FOR 02 PARKING SPACES WHERE AS 04 PARKING SPACES WOULD TYPICALLY BE REQUIRED.

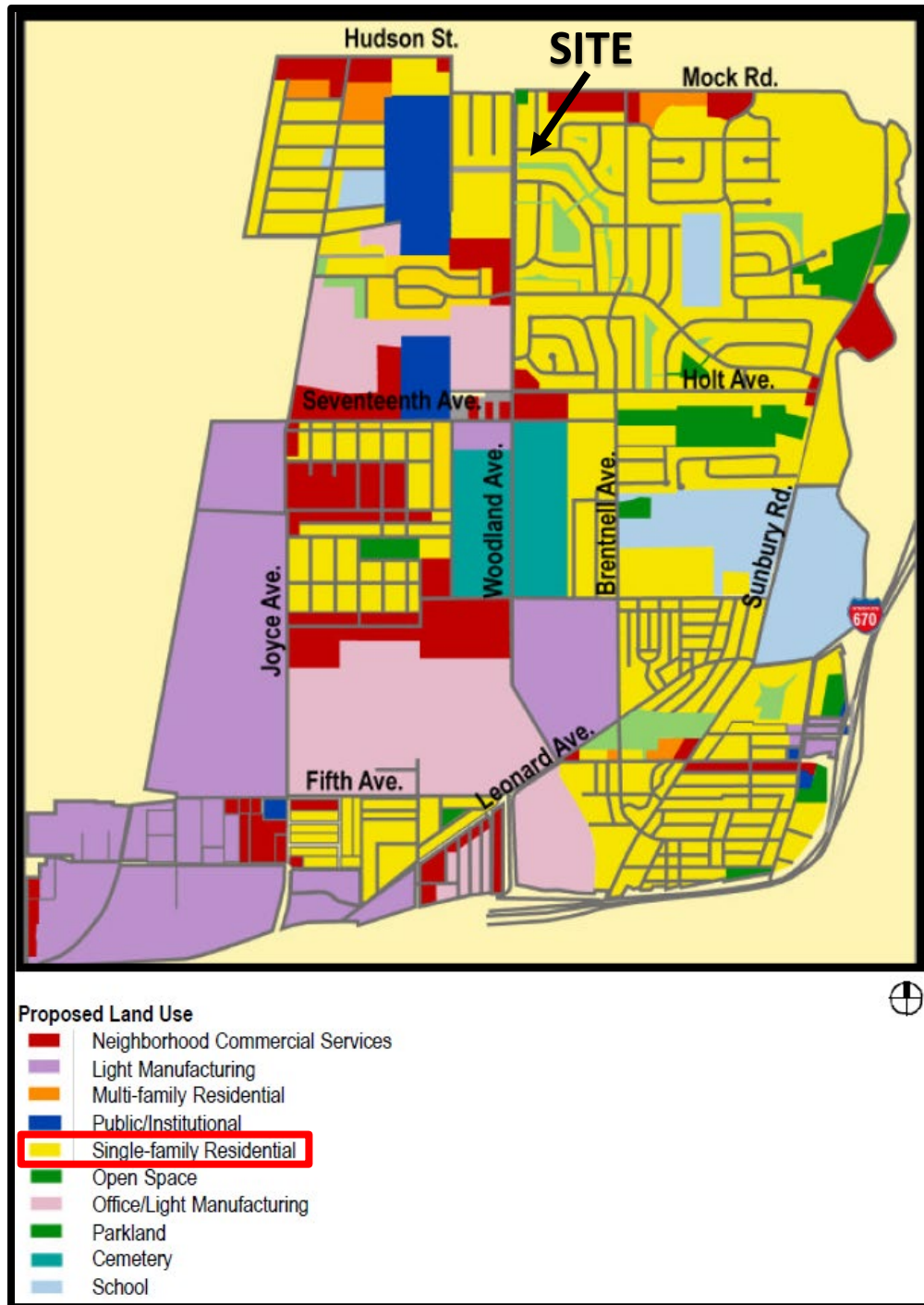
3332.02 - R-RURAL DISTRICT - VARIANCE TO ALLOW FOR A TWO-FAMILY DWELLING IN A R-RURAL DISTRICT WHERE AS ONLY A ONE-FAMILY DWELLING WOULD TYPICALLY BE ALLOWED.

3332.06 - R-RURAL AREA DISTRICT REQUIREMENTS - VARIANCE TO ALLOW FOR 2 UNITS ON A LOT SIZE OF 0.2083 ACRES WHERE AS THE MIN. DENSITY ALLOW IS CURRENTLY 1 UNIT PER 5 ACRES.

3332.26 - MINIMUM SIDE YARD PERMITTED - VARIANCE TO ALLOW FOR A MINIMUM SIDE YARD OF 5'-6" ALONG THE WESTERN PROPERTY LINE, WHERE AS 7'-6" WOULD TYPICALLY BE REQUIRED IN A R-RURAL DISTRICT.

CV25-023  
2111 Sagamore Rd.  
Approximately 0.21 acres





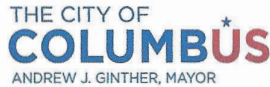
North Central Plan (2002)

CV25-023  
2111 Sagamore Rd.  
Approximately 0.21 acres





CV25-023  
2111 Sagamore Rd.  
Approximately 0.21 acres



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

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

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

Case Number CV25-023

Address 2111 SAGAMORE RD

Group Name NORTH CENTRAL AREA COMMISSION

Meeting Date May 1, 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:

3309.148 - AREA DISTRICT - VARIANCE TO ALLOW FOR 2 UNITS ON A LOT SIZE OF 0.2083 ACRES WHERE AS THE MAX. DENSITY ALLOW IS CURRENTLY 1 UNIT PER 5 ACRES.

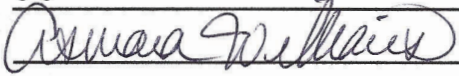
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3332.26 - MINIMUM SIDE YARD PERMITTED - VARIANCE TO ALLOW FOR A MINIMUM SIDE YARD OF 5'-0" WHERE AS 7'-6" WOULD TYPICALLY BE REQUIRED IN A R-RURAL DISTRICT.

Vote 6-0

Signature of Authorized Representative 

Recommending Group Title North Central Area Commission

Daytime Phone Number 614 570 5369

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 #: CV25-023

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) Jos hua Tomey  
of (COMPLETE ADDRESS) 1286 E Fulton Street., Columbus OH 43205  
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. Shakeyrah Elmore 614.483.8644 2488 Holt Ave., Columbus OH 43219 0	2.
3.	4.

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

SIGNATURE OF AFFIANT *Jos hua Tomey*

Sworn to before me and signed in my presence this 18 day of March, in the year 2025

*Kelly Kightlinger*  
SIGNATURE OF NOTARY PUBLIC

9-26-2027  
My Commission Expires

Notary Seal Here



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