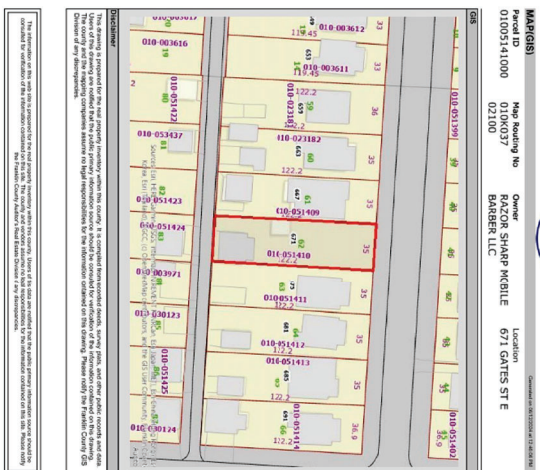
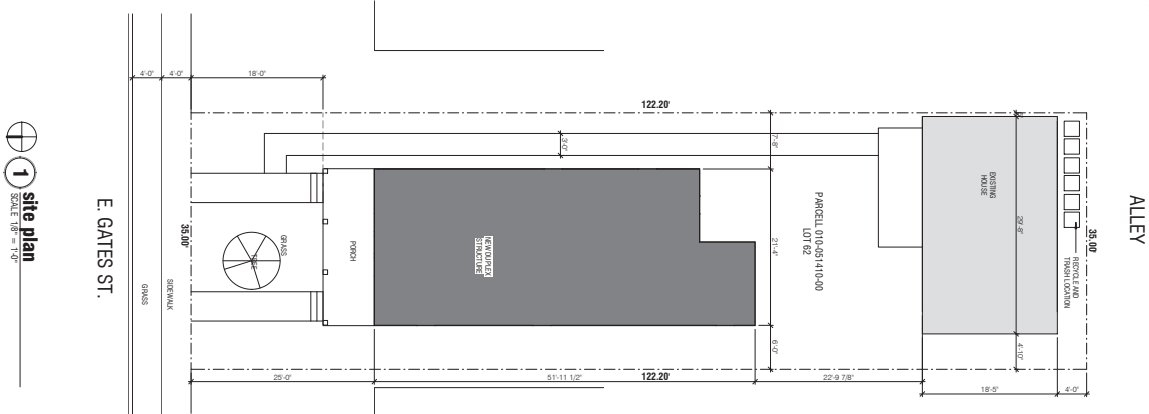
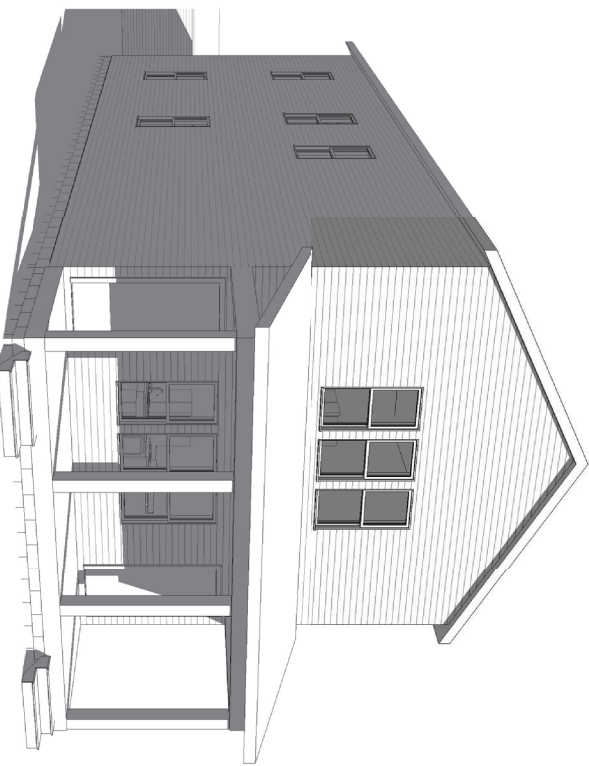


PERMIT SET

[illegible]

NO.	SHEET TITLE	Cantt/Revised Date					
		1	2	3	4	5	6
M-0	COVER						
A-1	ROOM PLANS						
A-2	ROOM PLANS						
A-3	EXTERIORS						
A-4	SECTIONS						
E-1	ELECTRICAL PLANS						
M-1	Mechanical PLANS						
S-1	PAVING PLAN						

GENERAL NOTES:

1. GC TO COORDINATE WITH OWNER ON INTERIOR FINISHES.
2. CONTRACTORS TO FIELD VERIFY FIELD CONDITIONS BEFORE START OF WORK AND NOTIFY GC AND OWNER IF ANY DISCREPANCIES ARE FOUND.

SET INFORMATION

[illegible]

10-30-2025
jaredbook@msn.com
614-743-7271

WINDOW NOTES:

1. WINDOWS TO BE TEMPERED ANY PLACE WITHIN 24" OF A DOOR FRAME.
2. WINDOWS TO BE TEMPERED WHEN BOTTOM EDGE IS LESS THAN 18" AFF.
 A. AND TOP EDGE IS GREATER THAN 54" AFF.
 B. AND GREATER THAN 9' SUT.
 C. AND WALKING SURFACE WITHIN 30".
3. WINDOWS TO BE TEMPERED WHEN ADJACENT TO EXTERIORS WITHIN 60" HORIZONTAL AND 1' FROM BOTTOM TRIM AND 9" OF STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 6" ABOVE THE FLOOR OR THE TRIM.



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

APPLICATION:	CV25-052
Location:	671 E. GATES ST. (43206) , being 0.10± acres located on the south side of East Gates Street, 153± feet west of Heyl Avenue (010-051410; Columbus South Side Area Commission).
Existing Zoning:	R-4, Residential District.
Proposed Use:	Single- and two-unit dwelling on one lot.
Applicant(s):	Jared Bock; 931 Strimple Avenue; Columbus, OH 43220.
Property Owner(s):	Aaron Hughes; 671 East Gates Street; Columbus, OH 43206.
Planner:	Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a single-unit dwelling in the R-4, Residential District. Board of Zoning Adjustment Order BZA22-155 was approved to allow for an addition to the existing single-unit dwelling located on the rear of the property. The Applicant now proposes to construct a two-unit dwelling on the front of the lot.
- Variances to reduce required parking from six parking spaces to zero spaces; reduced lot width from 50 feet to 35 feet; reduced lot area from 5,000 square feet to 3,675 square feet (1,225 square feet per dwelling unit); no frontage on a public street for the existing single-unit dwelling; reduced side yard from 3 feet to 0.5 feet along the eastern property line for the existing single-unit dwelling; reduced rear yard from 25 percent to 18 percent for the proposed two-unit dwelling, and no rear yard for the existing single-unit dwelling; are also included in this request.
- A Council variance is required because the R-4 district does not allow single- and two-unit dwellings on one lot.
- To the north, south, east, and west of the site are single-unit dwellings in the R-4, Residential District.
- The site is located 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) Design Guidelines (2018).
- The site is located within the boundaries of the Columbus South Side 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 single- and two-unit dwelling on one lot with reduced development standards. Staff supports the proposal as it is consistent with the *Near Southside Plan* land use recommendation and submitted building elevations are consistent with C2P2 Design Guidelines. Additionally, the request will not add an incompatible use to the area.

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

THE REQUESTING PROJECT BUILDS A DUPLEX STRUCTURE UP
AT THE BUILDING LINE OF THE ORIGINAL THAT WAS REMOVED
AND ALIGNING WITH THE NEIGHBORHOOD

2. Whether the variance is substantial.

☒ Yes ☒ No

SEE ITEM 1. NO IT ~~IS~~ IS NOT

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

BRINGS ORIGINAL DENSITY OF THE STREET

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

IT WILL NOT. NEW STRUCTURE TO BE CONNECTED TO EXIST.

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

☐ Yes ☒ No

THE OWNER DID NOT KNOW OF RESTRICTIONS

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

☐ Yes ☒ No

NO THE EXISTING APARTMENT IS AN OLD GARAGE AND NEW STRUCTURE
TO ALIGN W/ PREVIOUS HOUSE ALIGNING W/ NEIGHBORING HOUSES

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

☒ Yes ☐ No

BRINGS THE PROPERTY TO LOOK SIMILAR TO ADJACENT HOUSES

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

David Beck

Date

5/19/25

Statement of Hardship

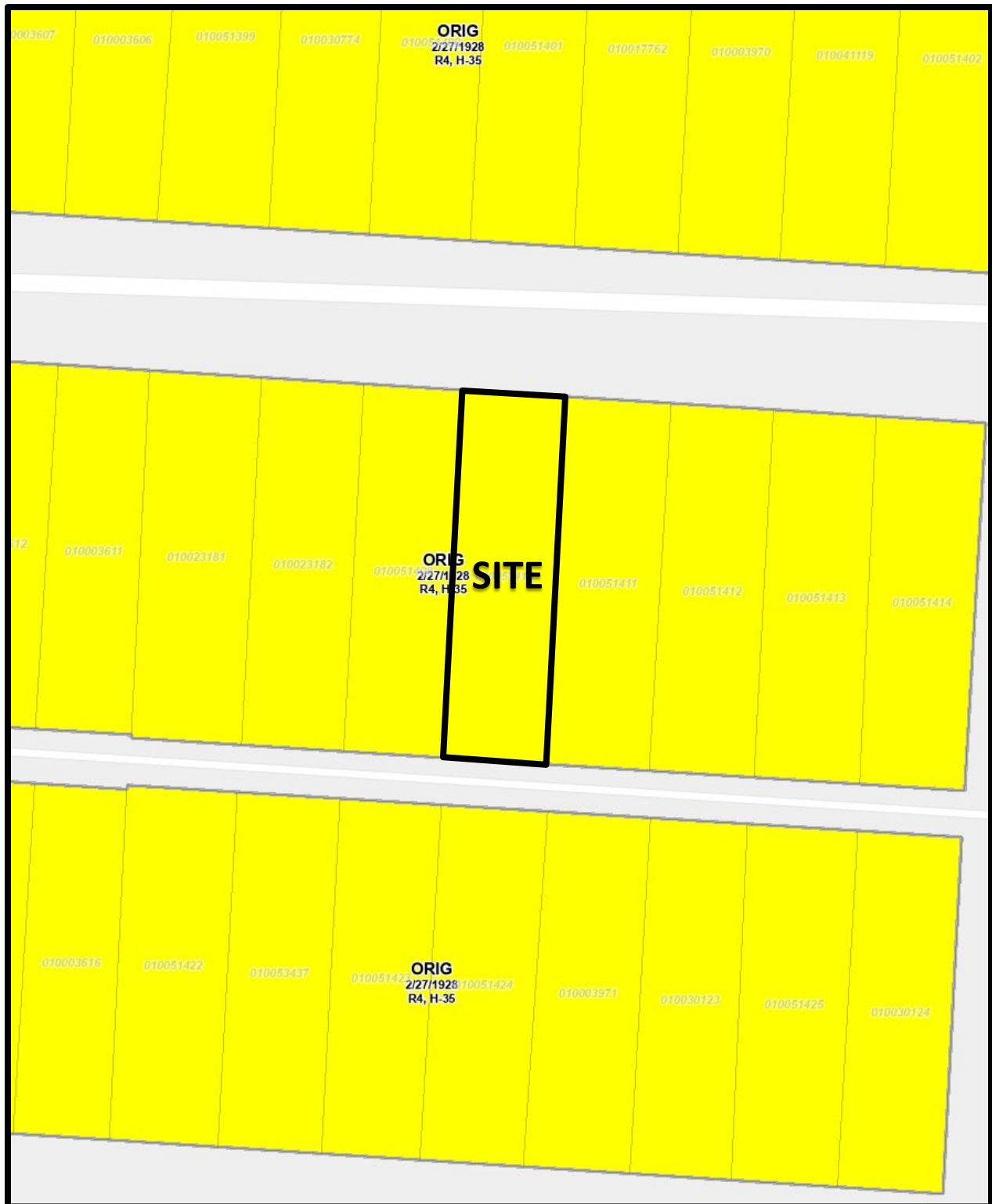
The owner would like to expand the property to allow for multiple units, however the one existing unit on site is a former garage and would not be able to accommodate a second or third unit due to its size and location. In order to add the 2 units a new separate structure is necessary to do this and cannot be completed without a zoning variance.

To: City of Columbus Zoning
Variance hardship code letter
Department of Building and Zoning Services
City of Columbus

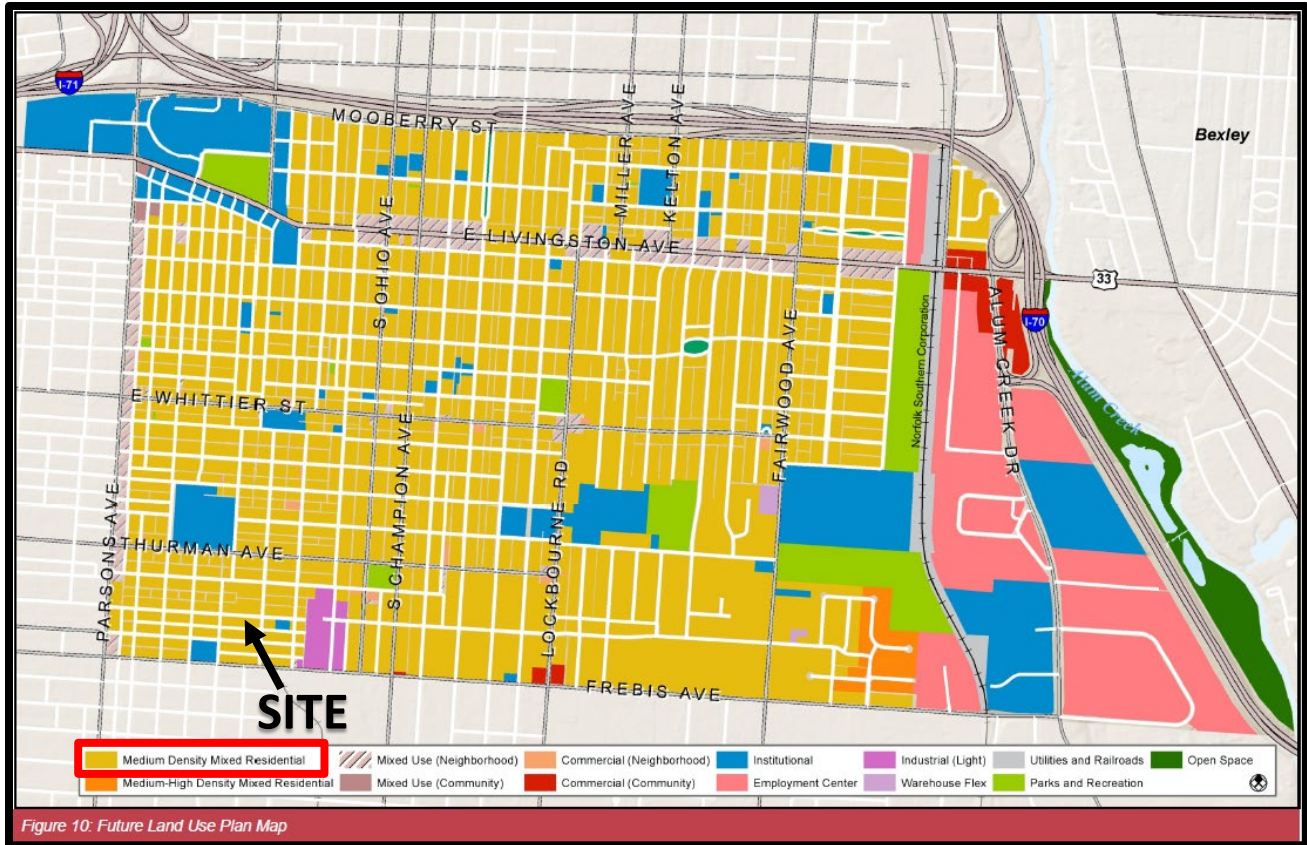
RE: 671 E. Gates St Columbus, OH

Updated variance list.

1. Section 3332.039, R-4 residential district: to allow a duplex and a single-unit dwelling on one lot.
2. Section 3312.49, Parking required: reduce required parking spaces from 6 to 0 parking spaces.
3. Section 3332.05(A)(4), Area district lot width requirements: Requires a minimum lot width of 50 feet, while the applicant proposes to maintain the existing lot width of 35 feet.
4. Section 3332.15, R-4 area district requirements: Requires that a single-unit dwelling shall be situated on a lot with an area that equals or exceeds 5,000 square feet per dwelling unit, while the applicant proposes a two-unit dwelling and a single-unit dwelling on a lot that contains 4,277 square feet, or 1,425.6 square feet per dwelling unit, pursuant to the lot area calculation in Section 3332.18(C).
5. Section 3332.19, Fronting: To allow the alley 1-unit dwelling to front on an alley.
6. Section 3332.26(C), Minimum Side Yard: Maintain the reduced side yard on the eastern property line for the existing single-unit dwelling from 3 feet to 0.5 feet.
7. Section 3332.27, Rear yard: reduce rear yard from 25% to 18% for the duplex, and from 25% to 0% for the single-unit dwelling.



CV25-052
671 E. Gates St.
Approximately 0.10 acres



CV25-052
671 E. Gates St.
Approximately 0.10 acres

Approximately 0.10 acres

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

Case Number	<u>CV25-052</u>
Address	<u>671 E GATES STREET</u>
Group Name	<u>COLUMBUS SOUTH SIDE AREA COMM.</u>
Meeting Date	<u>September 16, 2025</u>
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:

Commissioners did not think the drive way was a practical way to provide parking due to proximity to the neighboring property, loss of one on-street space to provide the curb cut (resulting in only a single parking space gain).

Commissioners voted on the application with NO driveway and a parking variance from 6 spaces to 0 and approved this arrangement 7-2-1.

Vote	<u>0-10-0</u>
Signature of Authorized Representative	<u>Kathryn F. Green</u> Digitally signed by Kathryn F. Green Date: 2025.09.16 20:40:29 -04'00'
Recommending Group Title	<u>CSSAC Zoning Chair</u>
Daytime Phone Number	<u>614-565-1476</u>

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 #: CV25-052

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)
of (COMPLETE ADDRESS)

Aaron Hughes
671 E GATES ST COLUM OH 43206
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. <u>AARON HUGHES</u> 380-206-7346 671 East Gates Street Columbus, OH 43206 0	2- <u>JARED BOAL</u> 614-743-7271 931 Strimple Ave. Columbus, OH 43229 0
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 22nd day of May, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



MAM J. CHAM
Notary Public State of Ohio
My Comm. Expires December 2, 2028

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