

SITE PLAN

Fairwood Ave

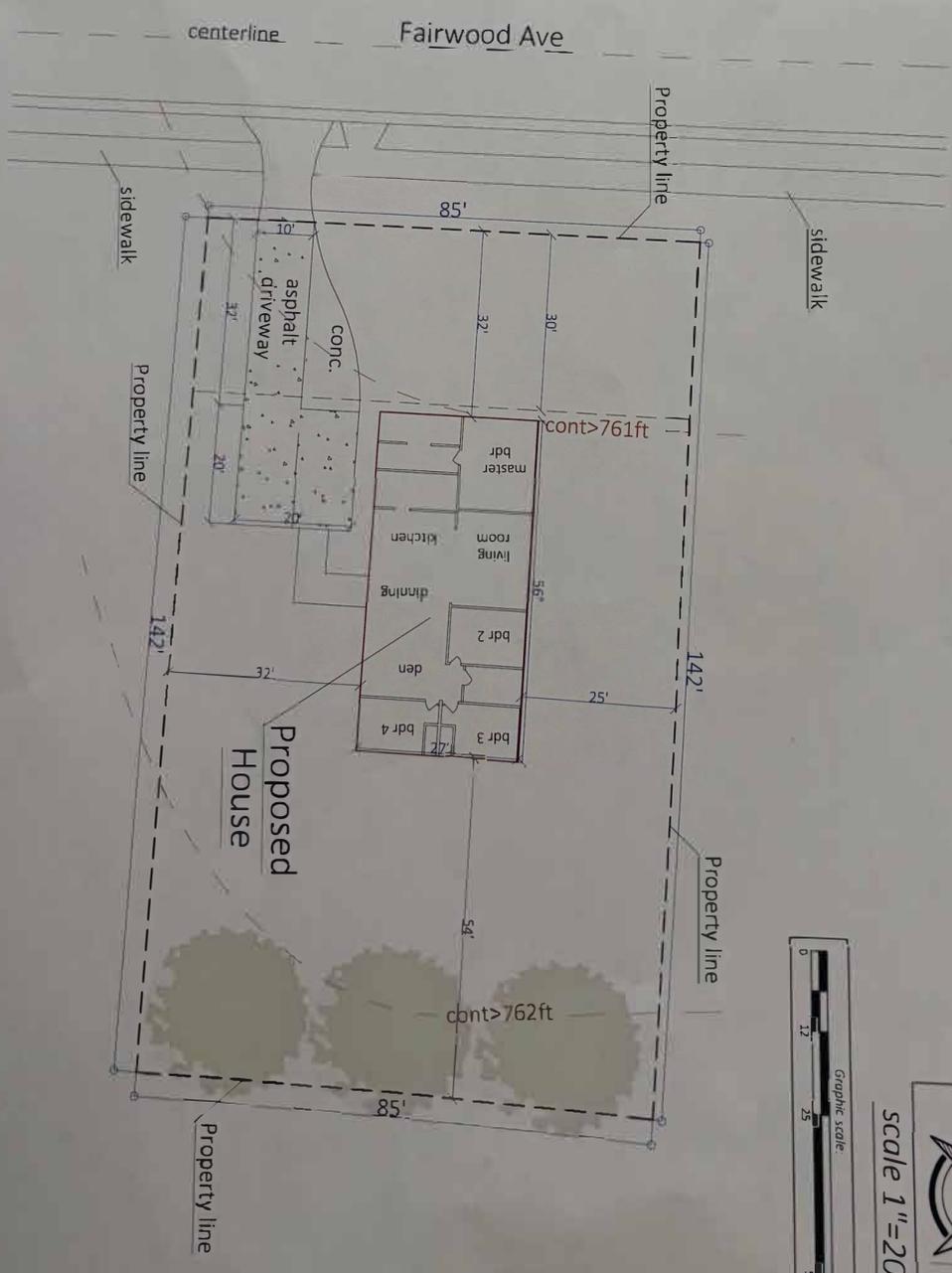
Columbus, OH 43207

Parcel ID: 010-280305

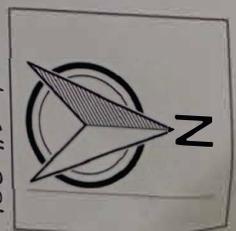
Lot Area: 0.27 Acres

Paper Size: 11"x17"

- Room Size
- Bedroom 3 : 8'-11" x 12'9"
 - Bedroom 4 : 8'-11" x 12'9"
 - Bedroom 2 : 8'-11" x 12'9"
 - Den : 10'-04" x 12'9"
 - Dining : 7'-2" x 12'9"
 - Living room : 15'-8" x 12'9"
 - Master Bedroom : 15'-6" x 12'9"
- Lot sub division name: Opportunity Farms
 Zoning district: Franklin County
 Building height 13' 6"
 Lot area 12070
 Total building coverage 1493 square feet
 Building coverage percent 1493/12070 = 12.36%
 Total lot coverage 2493/12070 = 20.65%
 Total landscape area 9577 square feet
 No porch or deck at this time
 No fence
 Property has 3 existing trees running along rear of property
 No garage



Plano Johnson 1/19/2026

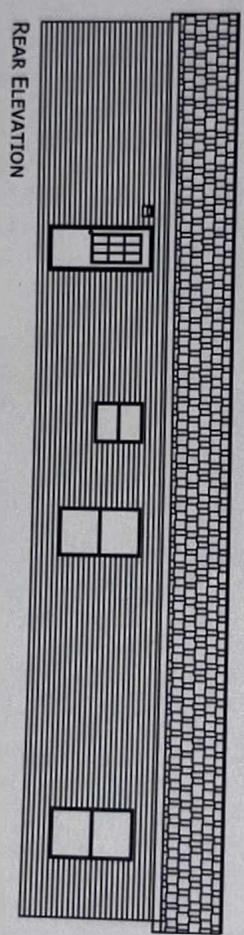
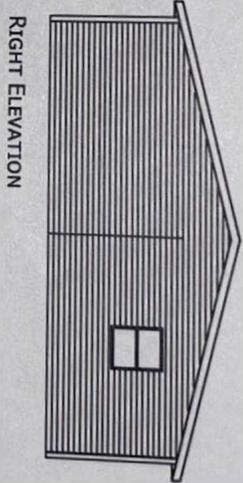
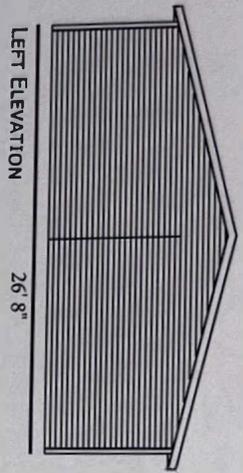
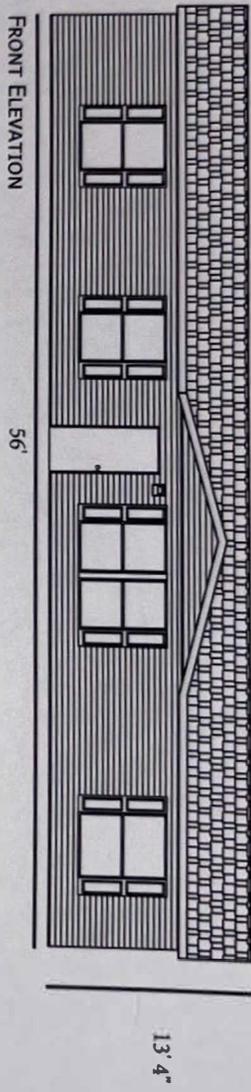


Scale 1"=20'

Disclaimer
 This is not a legal survey, nor is it intended as one. These measurements are approximate and are for informational purposes only. Generalized location of property, subject to boundary and easement, is shown for reference only. The accuracy of the information is not guaranteed. The user assumes all responsibility for the accuracy of the information. No warranty is made by the provider of this information.

CHAMPION
HOME BUILDERS

2815 R. DR. BOSTON, MA 02124
617.552.1234



MODIFICATIONS
1. VARIOUS REVISION FROM PRODUCTION REQUEST, 20 BC

PROJECT:
2856H42P01
56'-0" X 26'-8"
4 BD 2 BT
DRAWN BY: KAT ELLISON
DATE: 03.02.24
SCALE: 3/16" = 1'-0"

Diane Johnson
1-19-2026

TITLE
ELEVATIONS

SHEET:
EV-101

PROFESSIONAL AND CONFIDENTIAL
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**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV25-092
Location: 2734 FAIRWOOD AVE. (43207), being 0.28± acres located at the southeast corner of Fairwood Avenue and Dewberry Road (010-280305; Far South Columbus Area Commission).
Existing Zoning: R-2, Residential District.
Proposed Use: Manufactured home.
Applicant(s): Diane Johnson; 2744 Fairwood Avenue; Columbus, OH 43207.
Property Owner(s): The Applicant.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of an undeveloped parcel in the R-2, Residential District. The requested Council variance will allow a manufactured home on the site.
- A Council variance is required because the R-2 district does not allow a manufactured home.
- To the north, south, east, and west of the site are single-unit dwellings in the R-2, Residential District.
- The site is located within the planning boundaries of the *Tri-South Neighborhood Plan* (2004), which recommends “Single-Family Residential” land uses, and is also subject to early adoption of *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Far South Columbus 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 manufactured home on the site. Staff supports the request as it is consistent with the Plan’s recommendation of “Single-Family Residential”. In addition, the submitted plans are consistent with the *Plan’s* and the C2P2 Design Guidelines, and the proposed use 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 without the variance the property will remain an important part of my families heritage, however with the variance it will yield an opportunity for additional and affordable housing to ~~enable~~ enable a cross generational family dynamic

2. Whether the variance is substantial.

Yes No

The variance will have a substantial impact on how I continue to provide care and support for my grandchildren and my disabled son.

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 essential character of the neighborhood is a diverse community of hard working people, some have lived here most of their lives and some are new to the community. The common thread is a sense of community, family and home ownership. The property will contain a house that is consistent with the neighboring homes, to include paved driveway, permanent foundation with concrete block skirting. My intention is to bring a sense of renewal with beautifying the home and property.

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

Yes No

The delivery of governmental services will be consistent with neighboring homes.

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

Yes No

I did not purchase the property back in 1998 with the intention of building, or placing a manufactured home, however as I aged and major life events occurred and with the advances in the construction of affordable options, it made for a good fit now. and didn't realize there was a restriction (R2)

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

Yes No

I really believe that the variance is the only way I can bring the changes I need to meet my life circumstances. The major problem I am facing is the need for an affordable housing option that is close to the core of everything I am responsible for, namely grandchildren and providing care giving to my disabled son who suffered a brain injury April of 2023.

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

Yes No As I mention earlier, I am a longstanding member of this community and want nothing more than to bring something to the neighborhood that is consistent with growth and development that is happening now. When I was a kid I couldn't think of any other place I wanted to live and now as a senior I still can't imagine living any other place. I am truly vested in upholding the standards of the goals and programs designed for growth.

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):

See attached

Signature of Applicant

Diane Johnson

Date

9/22/25

Letter of Hardship

Dear Zoning Board members,

I am writing this letter to provide some background concerning my request for a zoning variance. My property at 2734 Fairwood Avenue Columbus, Ohio is zoned R2 Residential. My plan to place a HUD approved manufactured home on the property will require a variance.

My plea to the Zoning Commission and the Far South Columbus area commission is to approve the requested variance so that I can fulfill my dream to live out my retirement in the Marion-Franklin community.

The manufactured home is an affordable housing option and will allow me to live close to my disabled son and his family who are currently living with me at 2744 Fairwood Avenue.

Residency in the Far South community is an essential part of my plan to remain close to my family as I am currently the legal guardian of a grandchild who is a student at Watkins Elementary and I am the supplemental caregiver for my son.

I am a longstanding resident of this community. I have lived here since 1968 when my parents purchased a house at 3381 Quaker Rd. I attended elementary, junior high and High school as did my son and now my grandchildren.

My plan is to beautify the lot at 101-280305 with landscaping, state inspected and approved installation, concrete skirting to resemble other homes in the area, paved walkway and driveway.

As I mentioned I am a longstanding resident of Southfield, fully vested in improving the community in any way I can. I believe the house will enhance and not deter from the growth and development of the surrounding area. I want to live out my golden years in the comfort of an affordable home next door to my family in the neighborhood that I love. Thank you for considering my request for a zoning variance.

Respectfully,



Diane Johnson

Variance Requested

- 3332.033 - R-2 residential district: Allow a manufactured home within the R-2 district.



CV25-092
2734 Fairwood Ave.
Approximately 0.28 acres

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

Case Number CV25-092

Address 2734 Fairwood Ave

Group Name FAR SOUTH COLUMBUS AREA COMM.

Meeting Date 1/8/2026

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:

The FSCAC approves for this council variance that will allow for the resident to take use of an empty lot in the area also allowing for her to remain in close proximity to a disabled child and their grand-children.

The FSCAC would like to make its concern known though that with all of the new development opportunities and multi-unit developments coming to the area there is a major concern with traffic, transportation, & schools capacity to handle all of these properties.

Vote 6 yeas 1 nay

Signature of Authorized Representative 

Recommending Group Title Far South Columbus Area Commission

Daytime Phone Number 614-390-6687

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 #: CV25-092

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) Diane Johnson
of (COMPLETE ADDRESS) 2744 Fairwood Ave Columbus, OH

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. <u>Lowell Paulson</u> <u>380-283-9871</u> <u>1474 Venice Dr.</u> <u>Columbus, OH 43207</u> 0</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Diane Johnson

Sworn to before me and signed in my presence this 23rd day of September, in the year 2025

[Signature]
SIGNATURE OF NOTARY PUBLIC

Aug 7th 2029
My Commission Expires

Notary Seal Here



MATTHEW ALLEN
PUTERBAUGH
Notary Public
State of Ohio
My Comm. Expires
August 7, 2029

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