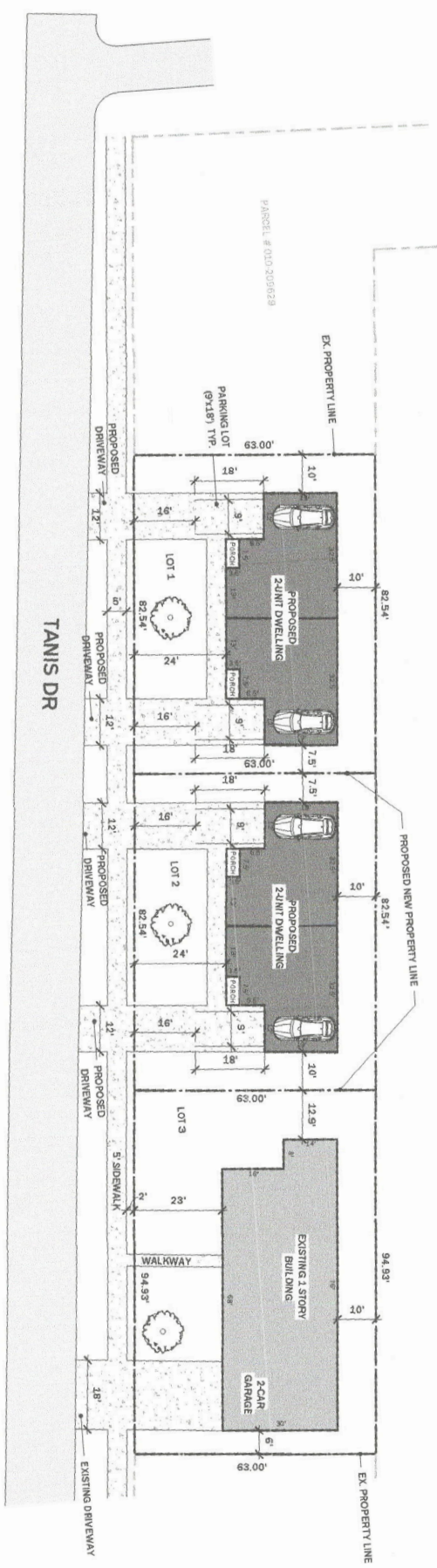


Jonathan V. Romnovich
09/08/25

Mark	Area
LOT 1	5200 SF
LOT 2	5200 SF
LOT 3	5980 SF
	16380 SF



1 SITE PLAN
SCALE: 1" = 20'-0"

LOT 1:
3332.27 - REAR YARD - VARIANCE TO ALLOW FOR A REAR YARD TOTALING 15.9% OF THE LOT AREA WHERE 25% IS REQUIRED PER C.C. 3332.27.

3332.05 - IN AN RURAL AREA DISTRICT, A SINGLE-FAMILY DWELLING OR ANY OTHER PRINCIPAL BUILDING SHALL BE SITUATED ON A LOT OF NO LESS THAN FIVE ACRES IN AREA, WHEREAS THE LOT IS 5,200 SF OR .11 ACRES.

LOT 2:
3332.27 - REAR YARD - VARIANCE TO ALLOW FOR A REAR YARD TOTALING 15.9% OF THE LOT AREA WHERE 25% IS REQUIRED PER C.C. 3332.27.

3332.06 - IN AN RURAL AREA DISTRICT, A SINGLE-FAMILY DWELLING OR ANY OTHER PRINCIPAL BUILDING SHALL BE SITUATED ON A LOT OF NO LESS THAN FIVE ACRES IN AREA, WHEREAS THE LOT IS 5,200 SF OR .11 ACRES.

LOT 3:
3332.27 - REAR YARD - VARIANCE TO ALLOW FOR A REAR YARD TOTALING 16% OF THE LOT AREA WHERE 25% IS REQUIRED PER C.C. 3332.27.

3332.06 - IN AN RURAL AREA DISTRICT, A SINGLE-FAMILY DWELLING OR ANY OTHER PRINCIPAL BUILDING SHALL BE SITUATED ON A LOT OF NO LESS THAN FIVE ACRES IN AREA, WHEREAS THE LOT IS 5,980 SF OR .13 ACRES.

3332.25 - MAX SIDE YARD - 19' IS REQUIRED WHEREAS THE LOT ONLY PROVIDES 18.9'

DATA TABLE
JURISDICTION: CITY OF COLUMBUS
PARCELS NUMBERS: 570-199910-00, 570-199868-00
ZONING: R-HP PROPERTY SOLUTIONS LLC
OWNER: JAY PROPERTY SOLUTIONS LLC
PROPOSED STRUCTURES: 2 - 2-STORY 2-UNIT DWELLING

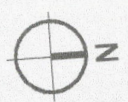
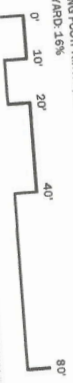
REAR YARD COVERAGES: (LOT 1: 15.87%) (LOT 2: 15.87%)
TOTAL PARKING SPOTS: 8 - 4 PER STRUCTURE (2 PER UNIT)
RIDGE HEIGHT: 23'-10"

1 EV READY OUTLET PER DWELLING UNIT WILL BE PROVIDED IN THE ATTACHED GARAGE.

LOT 1:
LOT SQUARE FOOTAGE: 5,200 SF
LOT COVERAGE: 31.63%
BUILDING FOOTPRINT: 1,645 SF
REAR YARD: 15.9%

LOT 2:
LOT SQUARE FOOTAGE: 5,200 SF
LOT COVERAGE: 31.63%
BUILDING FOOTPRINT: 1,645 SF
REAR YARD: 15.9%

LOT 3:
LOT SQUARE FOOTAGE: 5,980 SF
LOT COVERAGE: 35.99%
BUILDING FOOTPRINT: 2,152 SF
REAR YARD: 16%



1850 - 1870 TANIS
DR. GROVE CITY,
OH 4312

SITE PLAN

C-1
1" = 20'-0"

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

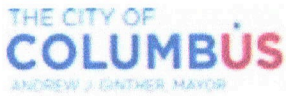
APPLICATION: CV25-059
Location: 1850 & 1870 TANIS DR. (43123), being 0.23± acres located on the north side of Tanis Drive; 425± feet west of Lazar Road (570-193868 and 570-193910; Southwest Area Commission).
Existing Zoning: R, Rural District.
Proposed Use: Residential development.
Applicant(s): Jonathan Romanovich; 2833 Oak Forest Drive; Grove City, OH 43123.
Owner(s): The Applicant.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The site consists of two parcels each developed with a single-unit dwelling in the R, Rural District. A lot split has been proposed that will result in three new lots (Lot 1, Lot 2, and Lot 3). The requested Council Variance will allow a two-unit dwelling on both Lot 1 and Lot 2, and will conform development standards for a retained single-unit dwelling on Lot 3. Variances for reduced lot areas from five acres to 0.11 acres, 0.11 acres, and 0.13 acres for Lot 1, Lot 2, and Lot 3, respectively; a reduced maximum side yard from 19 feet to 18.9 feet for Lot 3; and reduced rear yards from 25 percent to 15.9 percent for Lot 1 and Lot 2, and to 16 percent for Lot 3, are also included in this request.
- A Council variance is required because the R, Rural District only allows single-unit dwellings as a primary residential land use.
- North, south, east and west of the site are single-unit dwellings all in the R, Rural District.
- The site is located within the boundaries of the *Southwest Area Plan* (2009), which recommends “Low Density Residential” land uses at this location. Additionally, the Plan includes the early adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this request, and supports the variances for reduced lot area, maximum side yard, and rear yard.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The request is consistent with the *Southwest Area Plan’s* (2009) land use recommendation of “Low Density Residential” and C2P2 Design Guidelines since the project includes a high-level of site and architectural design and is compatible with the surrounding residential development.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

With the variance granted I can build a duplex on a vacant lot now

2. Whether the variance is substantial.

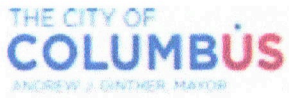
☐ Yes ☒ No

Minor variances due to existing lot conditions

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 this is a mix use neighborhood, from residential to manufacturing around me



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

☐ Yes ☒ No

New water and sewer lines were just extended by the City within last years

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

☐ Yes ☒ No

Bought property with redevelopment in mind was not aware that its rural zoning as the lots were all tiny lots less than an acre

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

☐ Yes ☒ No

No its an existing lot

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

☒ Yes ☐ No

Will keep in neighborhood make up right now with mix use

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 listed varainces requested.

Signature of Applicant

Date 06/24/25

Statement of Hardship

1850-1870 Tanis Dr, Grove City OH 43123

(Proposed Combination and Split)

I'm seeking variances to combine two adjacent properties on Tanis Dr—one of which I currently own (1850 Tanis), and the other (1870 Tanis Dr) I am in contract to purchase. The lot I own is irregularly shaped with a large amount of excess land that previously contained a large detached garage. The neighboring property, 1870 Tanis, contains a single-family home in very poor condition. According to the auditor's site, the home was built in 1900, and due to its age and deteriorated state, I believe it would be more feasible to demolish the structure and redevelop the site with updated, appealing housing.

My plan is to combine the two parcels and re-subdivide them into three individual lots:

- Lot 1: Proposed duplex
- Lot 2: Proposed duplex
- Lot 3: Retain the existing single-family home

The hardship is that the current lot configuration and zoning do not allow for a practical or efficient use of the land. The irregular shape and underutilized space on the existing lot, combined with the condition of the 1870 Tanis property, make the site difficult to work with in its current form. Without the requested variances for lot adjustments and duplex development, I cannot move forward with a productive use of this land.

This project will help revitalize a portion of Tanis Dr by introducing two new duplexes. The area is a mixed-use corridor with residential and light industrial uses, making this infill development both compatible and beneficial to the surrounding neighborhood.

ZONING VARIANCES REQUESTED

1850/1870 Tanis Dr, Grove City OH 43123

Parcel ID: 570-193868-00 , 570-193910-00

LOT 1:

3332.27 – REAR YARD - Variance to allow for a rear yard totaling 15.9% of the lot area where 25% is required per C.C. 3332.27.

3332.06 - In an R-rural area district, a single-family dwelling or any other principal building shall be situated on a lot of no less than five acres in area, whereas the lot is 5,200 SF or .11 Acres.

3332.02: Permitted Uses in the Rural District variance to allow a 2-unit dwelling.

LOT 2:

3332.27 – REAR YARD - Variance to allow for a rear yard totaling 15.9% of the lot area where 25% is required per C.C. 3332.27.

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3332.02: Permitted Uses in the Rural District variance to allow a 2-unit dwelling.

LOT 3:

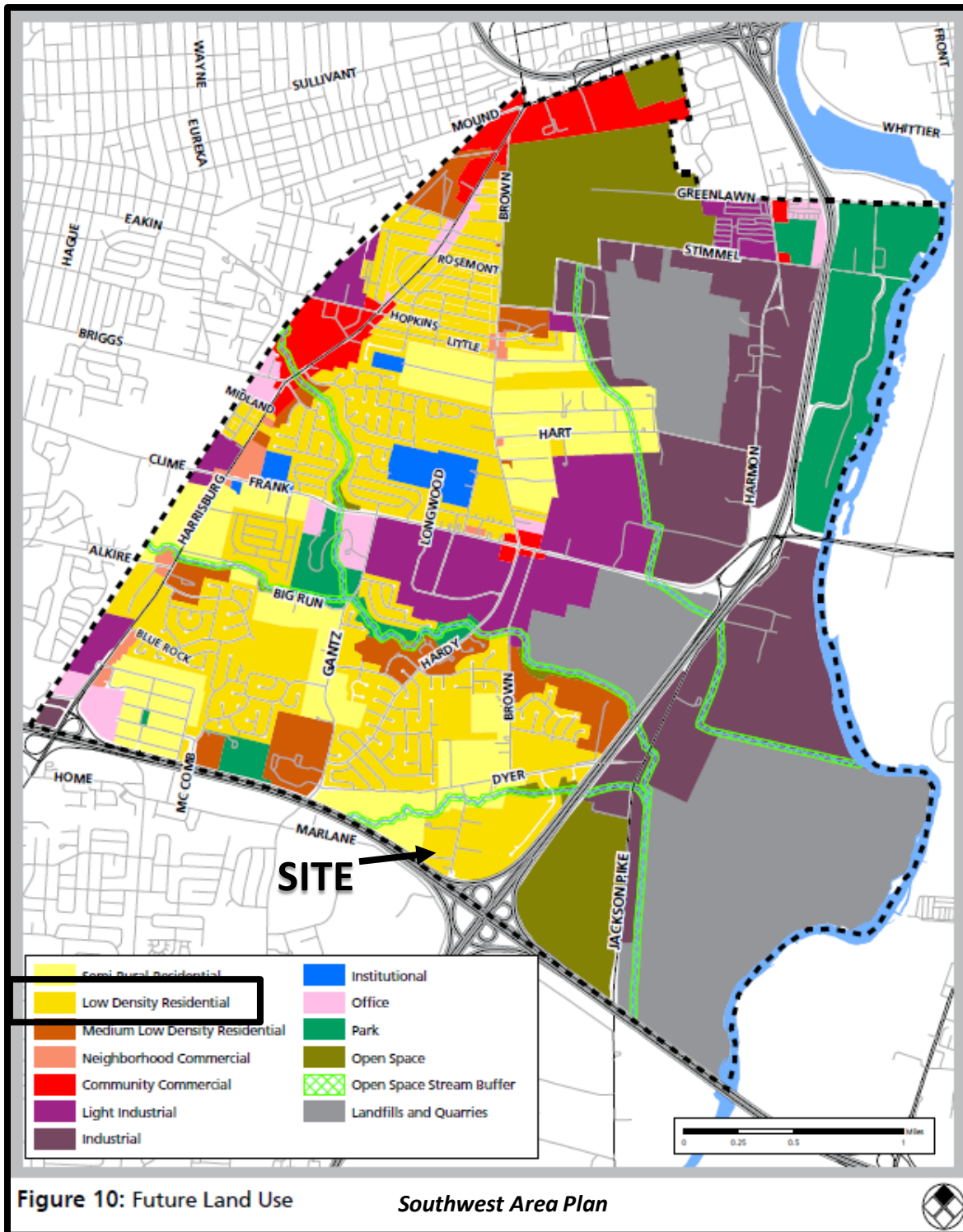
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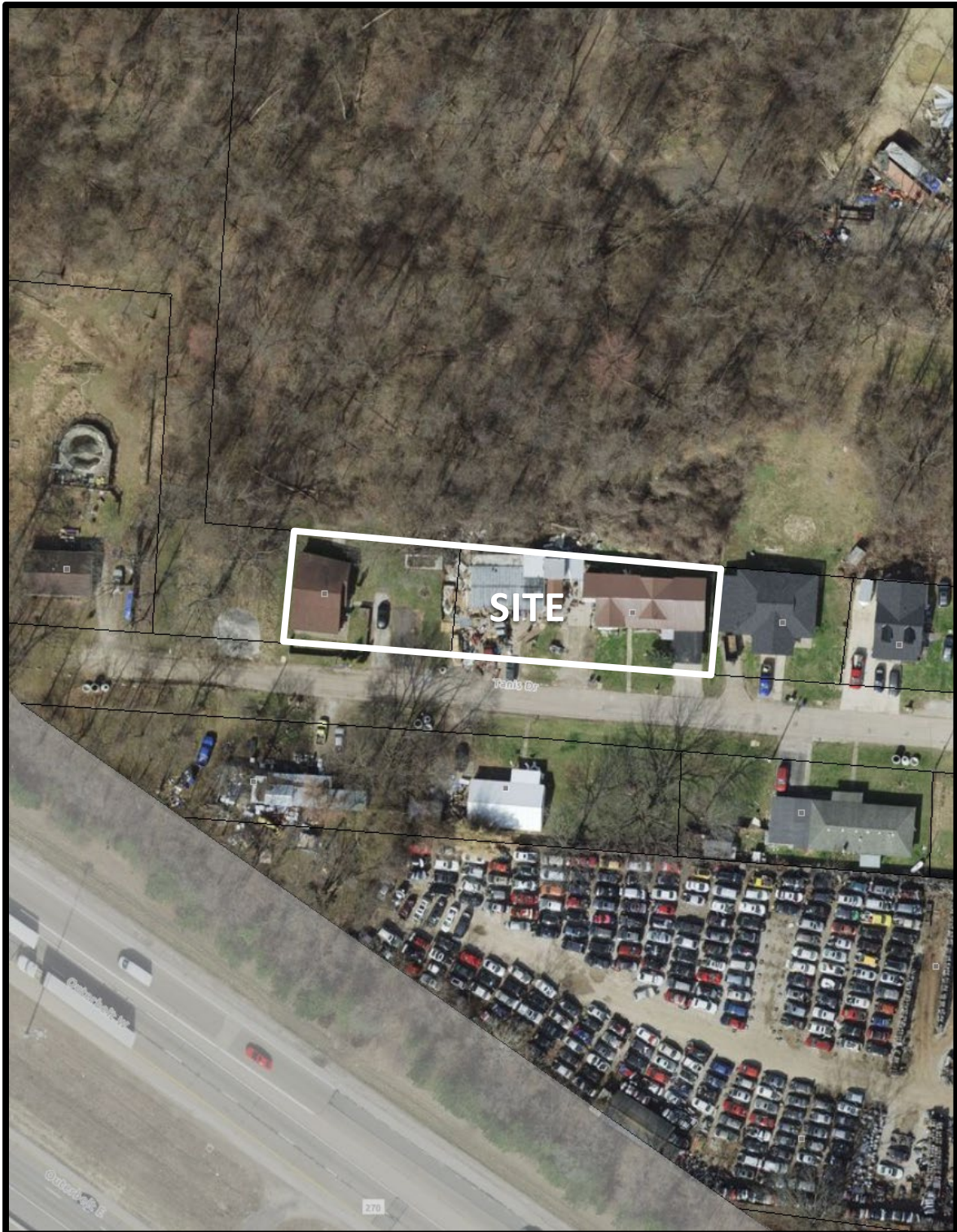
3332.25 – MAX SIDE YARD – 19' is required whereas the lot only provides 18.9'



CV25-059
1850 and 1870 Tanis Dr.
Approximately 0.23 acres



CV25-059
1850 and 1870 Tanis Dr.
Approximately 0.23 acres



CV25-059
1850 and 1870 Tanis Dr.
Approximately 0.23 acres

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 CV25-059

Address 1850 and 1870 Tanis Drive

Group Name Southwest Area Commission

Meeting Date Tuesday August 12th 2025

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: After discussion with the applicant the Southwest Area Commission had no problem with what they were wanting to do

Vote 4 Yes 0 No

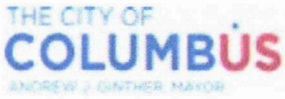
Signature of Authorized Representative

Patty Spencer

Recommending Group Title Zoning Chair

Daytime Phone Number 614-214-5727

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.

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-059

Parties having a 5% or more interest in the project that is the subject of this application.

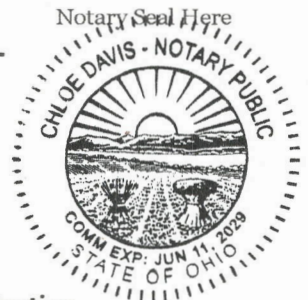
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Jonathan Romanovichof (COMPLETE ADDRESS) 2833 Oak Forest Dr, Grove City OH 43123

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. NEWSOME CONLEY TR (614) 359-0222 2017 DYER RD, GROVE CITY, OH 43123 0	2. JVR PROPERTY SOLUTIONS LLC JONATHAN ROMANOVICH (614) 935-9075 2833 OAK FOREST DR GROVE CITY, OH 43123 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 24th day of Jun, in the year 2025
SIGNATURE OF NOTARY PUBLICJun 11, 2029
My Commission Expires***This Project Disclosure Statement expires six (6) months after date of notarization.***