

C5 SITE PLAN
SCALE: 1/8" = 1'-0"

SITE DATA TABLE	
PARCEL NUMBER	0145-038-01
ADDRESS	574 N KELTON AVE, COLUMBUS OH 43205
ZONING DISTRICT	R-3
SQUARE FOOTAGE OF LOT	2,478 SF
LIVING AREA OF DWELLING	1,180 SF PER UNIT
FOOTPRINT OF DWELLING	1,043 SF PER UNIT
PERCENTAGE BALANCE OF COVERAGE	39.1% LOT COVERAGE
REAR YARD AS PERCENTAGE OF LOT AREA	15%
ALLEY WIDTH	NONE

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ZONING VARIANCE SUBMISSION



ADMINISTRATIVE: JAMES BRYAN
 ARCHITECT: JAMES BRYAN
 2026 N. 9th St.
 Columbus, OH 43201
 614.883.8822
 JAMESBRYANARCHITECTURE.COM

STRUCTURAL ENGINEER:
 JAMES BRYAN
 1418 N. 9th St.
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NEW CONSTRUCTION DUPLEX
 574 576 KELTON AVE., COLUMBUS OH
 43205
 OWNER: RANDY ECKERT



Submitted: 02/25/2026

A100
 ARCHITECTURAL SITE PLAN

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

APPLICATION: CV26-025
Location: 574-576 KELTON AVE. (43205), being 0.06± acres at the northwest corner of Johnstown Road and North Cassady Avenue (010-015086; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Two-unit dwelling.
Applicant(s): Joshua Tomey; 1286 East Fulton Street; Columbus, OH 43205.
Property Owner(s): Randy Eckert; 1391 West 5th Avenue, #350; Columbus, OH 43212.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of one undeveloped parcel in the R-3, Residential District. The requested Council Variance will allow a two-unit dwelling in the R-3 district. Variances for reduced required parking from four to two spaces; reduced vision clearance triangle from 30 to 8.88 feet; reduced lot width from 50 to 32.5 feet; reduced lot area from 5,000 to 2,470± square feet; increased lot coverage from 50 to 59.1 percent; reduced building setback line from 18 to 14 feet along Kelton Avenue; reduced side yard from three feet to one foot along the north property line; and reduced rear yard from 25 to 8.5 percent are also included in this request.
- A Council variance is required because the R-3, Residential District prohibits two-unit dwellings as a primary residential land use.
- North of the site is a two-unit dwelling in the R-3, Residential District. South, east, and west of the site are single-unit dwellings in the R-3, Residential District.
- The site is located within the boundaries of the *Near East Area Plan (2005)*, which does not include a specific land use recommendation for this location, but does recommend new housing construction be consistent with existing 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 the requested two-unit dwelling and supports the variances for required parking, vision clearance, lot width, lot area, lot coverage, building lines, required side yards, and rear yard as they are consistent with urban infill development projects.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested two-unit dwelling is consistent with Plan's recommendation that new housing construction be consistent with existing housing types and densities. The proposal will not add an incompatible use to the area.

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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

This empty lot previously held a duplex that was demolished due to poor condition. These variances will allow for the reconstruction of a duplex in its place, which is prudent and reasonable.

2. Whether the variance is substantial.

Yes No

Minor variances will allow for rebuilding.

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

Residential duplex structures are commonly found on this street and in this neighborhood.



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

Yes No

This will not affect the delivery of governmental services.

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

Yes No

The owner is aware of the underlying zoning.

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

Yes No

The parcel was downzoned at some point in time and now variances are required to reconstruct a duplex where a duplex once stood.

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

Yes No

The variances will not result in unfair burden to neighboring property owners and will allow for the rebuilding on a parcel that has already contained a 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 extended version attached.

Signature of Applicant

Date 02.25.2026

Statement in Support – 574 576 Kelton Ave.

This zoning variance application seeks to allow for a new construction duplex to be built at 574 576 Kelton Ave. where a duplex previously stood. The South of Main neighborhood experienced a systematic demolition and dismantling starting with the construction of I-70 through its core. We are seeking to rebuild and add new housing for new neighbors.

Variances are required because at some point in the past, the neighborhood was downzoned, making duplexes a non-conforming use. These variances will allow us to recover what was lost from the neighborhood.

Please see extended descriptions below:

3332.035 – R-3 Residential District – Variance to allow for a Two-Family Dwelling in an R-3 District whereas a Single-Family Dwelling would typically be allowed.

Reasoning for Support: A Two-Family Dwelling Unit is not significantly denser than the current Single-Family zoning. Two-Family Dwelling Units are common throughout South of Main and can be found immediately adjacent to this parcel. A duplex would be currently standing on this site were it not for the decline of this neighborhood.

3332.13 – R-3 Area District Requirements – Variance to allow for a lot size of 2,470 sf where as a lot size of 5,000 sf would typically be required.

Reasoning for Support: The majority of lots in the South of Main neighborhood are less than 5,000 sf. This is aligned with neighborhood character. These lots are existing plats and cannot be expanded.

3332.05(A)(4) – Lot Width – Variance to allow for an existing lot width of 32.5' where as a lot width of 50' would typically be required.

Reasoning for Support: This parcel was platted more than 100 years ago before this requirement and cannot be modified.

3332.25(A)(3) – Side Yard Setback – Variance to allow for a side yard setback of 1.0' where as a setback of 3.0' would typically be required.

Reasoning for Support: Traffic Management typically issues a comment that the setback should be made such that it would be infeasible for a vehicle to park across the pedestrian sidewalk. By making this distance smaller, this dramatically reduces

the chance that a vehicle will trying to park in the driveway. This also gives additional clearance to the setback of the south neighbor.

3332.21 – Building Setback - Variance to allow for a setback on the west façade of 14'-0" where as 18'-0" would typically be required for the established building line.

Reasoning for Support: This reduction will allow for both a front and rear entry deck/porch for each unit. Due to the required parking requirement, we have accommodated a single car garage for each unit. This leaves a remaining unit width of 12'-0" on the ground floor level once the staircase is included. We cannot narrow this further and maintain a livable unit. This variance is not a substantial reduction.

3321.05(B)(2) – Clear Vision Triangle – Variance to allow for a clear vision triangle of 8.88' where as 30.0' would typically be required.

This reduction will allow for the construction of a front porch, a repeated stated desire of both the South of Main and Near East Area Commission groups. To align the façade with the existing building line, a variance to this requirement would be needed as well. Due to the one-way nature of Kelton Ave., this is a prudent request. The curb location is significantly farther forward than the property line and would not result in unsafe conditions.

3332.27 – Rear Yard – Variance to allow for a rear yard of 8.5% where as a rear yard of 25% is typically required.

Reason for Support: This parcel was subdivided decades ago to allow for the construction of a different single family home that now sits behind this lot. As such, the lot's length is substandard. This hardship was not created by the existing owner. Urban conditions often necessitate reduced standards and we have provided outdoor space through a rear deck for use by the occupants.

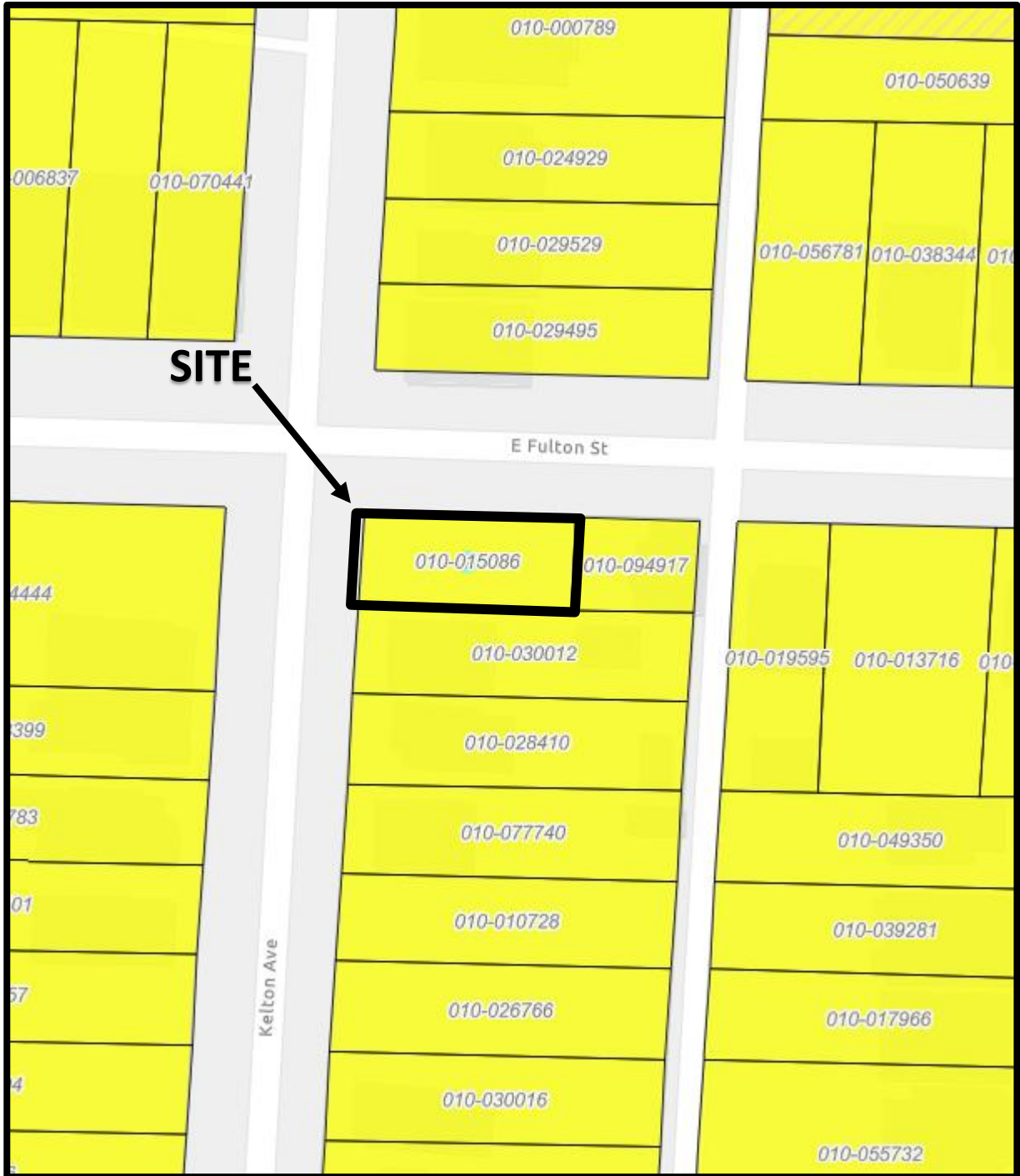
3332.18(D) – Lot Coverage – Variance to allow for a lot coverage of 59.1% where as a lot coverage of 50% is typically required.

Reason for Support: This parcel was subdivided decades ago to allow for the construction of a different single family home that now sits behind this lot. As such, the lot's length is substandard. This hardship was not created by the existing owner.

3312.49 – Parking – Variance to allow for [02] parking spaces within single-car garage spaces where as [04] parking spaces would typically be required for a two-unit home.

Reason for Support: This parcel does not have access to an alleyway while still located in an urban neighborhood, making off street parking difficult due to the

small existing lot size. There is plenty of street parking adjacent to the site due to the corner lot location.



CV26-025
574-576 Kelton Ave.
Approximately 0.06 acres



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Approximately 0.06 acres

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

Case Number CV26-025

Address 574 KELTON AVENUE

Group Name NEAR EAST AREA COMMISSION

Meeting Date 04/09/2026

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 12-0-0

Signature of Authorized Representative *Math S. B. Upton*

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.



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV26-025

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) JOSHUA TOMEY
of (COMPLETE ADDRESS) 1286 E FULTON ST., 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. RANDY ECKERT 614.657.8137 1391 W 5TH AVE., #350 COLUMBUS OH 43212	2.
3.	4.

Check here if listing additional parties on a separate page.

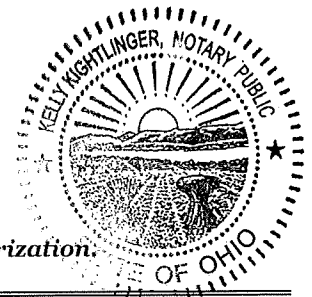
SIGNATURE OF AFFIANT *Joshua J. Tomey*

Sworn to before me and signed in my presence this 25 day of February, in the year 2026

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.