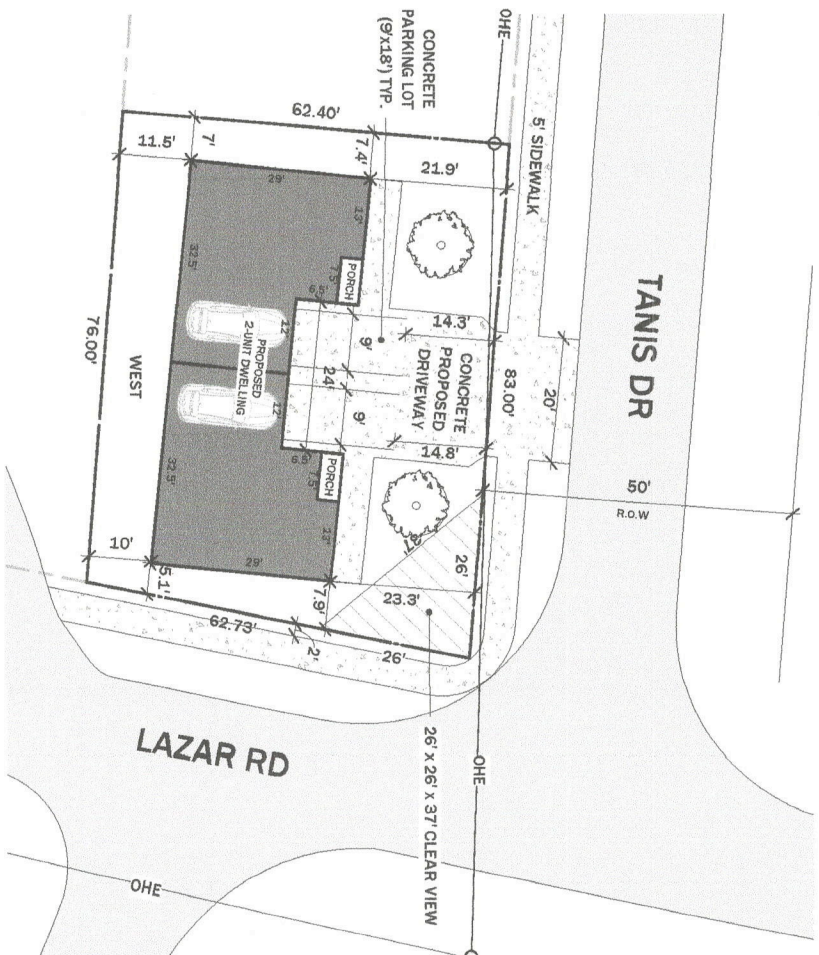


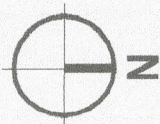
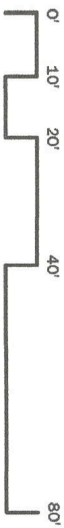
Jonathan V. Romm
09/08/25



Mark	Area
WEST	4960 SF
EAST	8100 SF
MIDDLE	5160 SF
	8100 SF
	26320 SF

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

- DATA TABLE**
- PARCEL ID: 570-193876
 - LOT SQUARE FOOTAGE: 4,960 SF
 - BUILDING FOOTPRINT: 1,190 SF
 - 2 STORY 2 UNIT DWELLING
 - BUILDING LOT COVERAGE: 33.17%
 - REAR YARD COVERAGE: 15.3%
 - TOTAL PARKING SPOTS: 4 (2 PER UNIT)
 - RIDGE HEIGHT: 23' 10"
 - 1 EV READY OUTLET PER DWELLING UNIT WILL BE PROVIDED IN THE ATTACHED GARAGE.



RIGHT
ARCHITECTURE

REVISION DATE



PROJECT:
1815 - 1817 TANIS
DR, GROVE CITY,
OH 4312

SITE PLAN

SCALE: 1" = 20'-0"

C-2

SHEET SIZE: 11" X 17"

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

APPLICATION: CV25-058
Location: 1815-1817 TANIS DR. (43123), being 0.11± acres located at the southwest corner of Tanis Drive and Lazar Road (570-193876; Southwest Area Commission).
Existing Zoning: R, Rural District.
Proposed Use: Two-unit dwelling.
Applicant(s): Jonathan Romanovich; 2833 Oak Forest Drive; Grove City, OH 43123.
Property Owner(s): The Applicant.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The site consists of one undeveloped parcel in the R, Rural District. The requested Council Variance will allow a two-unit dwelling. Variances for a reduced parking setback line from 25 feet to seven feet from Tanis Drive; a reduced vision clearance triangle at the southwest corner of Tanis Drive and Lazar Road from 30 feet to 26 feet; a reduced lot area from five acres to 0.11 acres; a reduced building line from 25 feet to five feet along Tanis Drive for the proposed two-unit dwelling; a reduced maximum side yard from 16.6 feet to 12 feet; a reduced minimum side yard from 7.5 feet to seven feet along the western property line and to five feet along the eastern property line and a reduced rear yard from 25 percent to 15 percent 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 and west of the site are single-unit dwellings in the R, Rural District. South of the site is a salvage yard in the L-M, Limited Manufacturing District. East of the site is a manufacturing facility in the L-M, Limited Manufacturing 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 parking setback, vision clearance, lot area, building lines, maximum side yard, minimum 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.

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

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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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):

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

3332.06 - R-rural area district requirements: 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 4,960 sq' or .11 acres

Building Line 3332.21: to reduce the Lazar Rd building setback from 25' to 5'

Maximum Side Yards 3332.25: to reduce from 16' to 12'

Minimum Side Yard 3332.26: to reduce from 7.5' to 7' for the west side yard and to reduce to 5' for the east side yard

3332.27 Rear Yard: to reduce from 25% of the lot to 15% of the lot

Parking Setback 3312.27: to reduce the parking setback along Lazar Rd from 25' to 7'

3321.05(B)(2) Vision Clearance Triangle reductions from 30' to 26'

Signature of Applicant



Date

Statement of Hardship

1815-1817 Tanis Dr, Grove City OH 43123

I'm requesting variances to build a duplex on the vacant lot at 1815–1817 Tanis Dr. The property is located in a mixed-use area surrounded by both residential and industrial uses. The current zoning does not permit a duplex, even though the area and lot size are well-suited for it.

The hardship is that the existing zoning is rural, which is not feasible for this location, and it prevents a reasonable and compatible use of the property. Leaving the lot vacant limits its value and does not benefit the neighborhood. The proposed duplex would bring new **affordable housing** and significantly improve the site's appearance by enhancing the visual appeal of the street with well-designed new construction.



CV25-058
1815-1817 Tanis Dr.
Approximately 0.11 acres

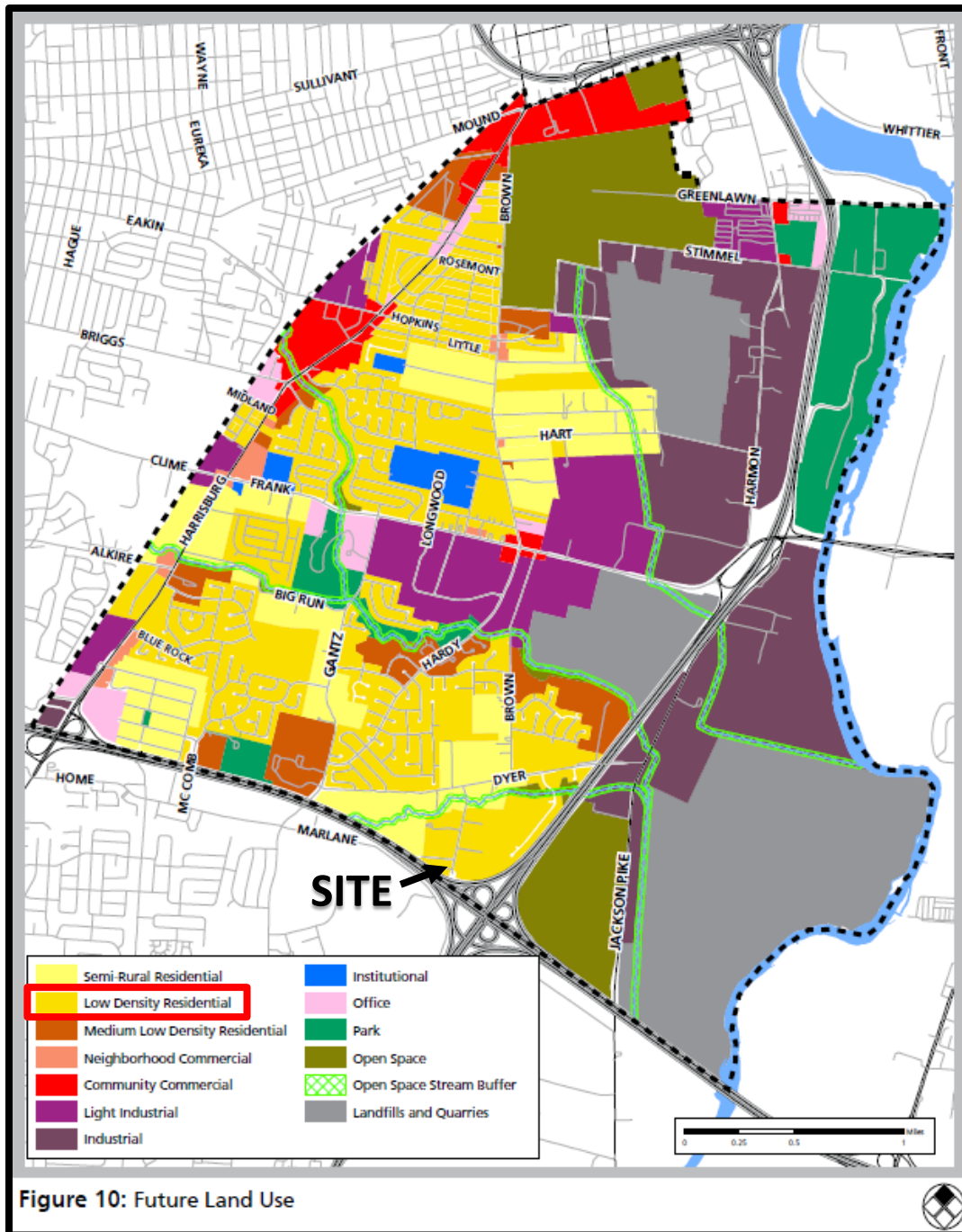


Figure 10: Future Land Use

CV25-058
1815-1817 Tanis Dr.
Approximately 0.11 acres



CV25-058
1815-1817 Tanis Dr.
Approximately 0.11 acres

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

Case Number CV25-058

Address 1815-1817 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 members had no issues with what they wanted 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.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

CV25-058

APPLICATION #:

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) Jonathan Romanovich

of (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. <u>JVR PROPERTY SOLUTIONS LLC</u> <u>JONATHAN ROMANOVICH (614) 935-9075</u> <u>2833 OAK FOREST DR,</u> <u>GROVE CITY, OH 43123</u> <u>0</u>	2.
3.	4.

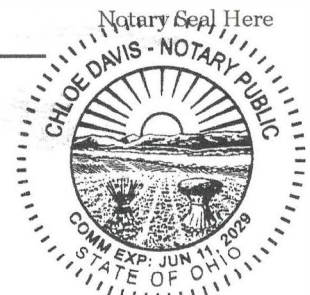
☒ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 24th day of June, in the year 2025

[Signature]
SIGNATURE OF NOTARY PUBLIC

June 11, 2029
My Commission Expires



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