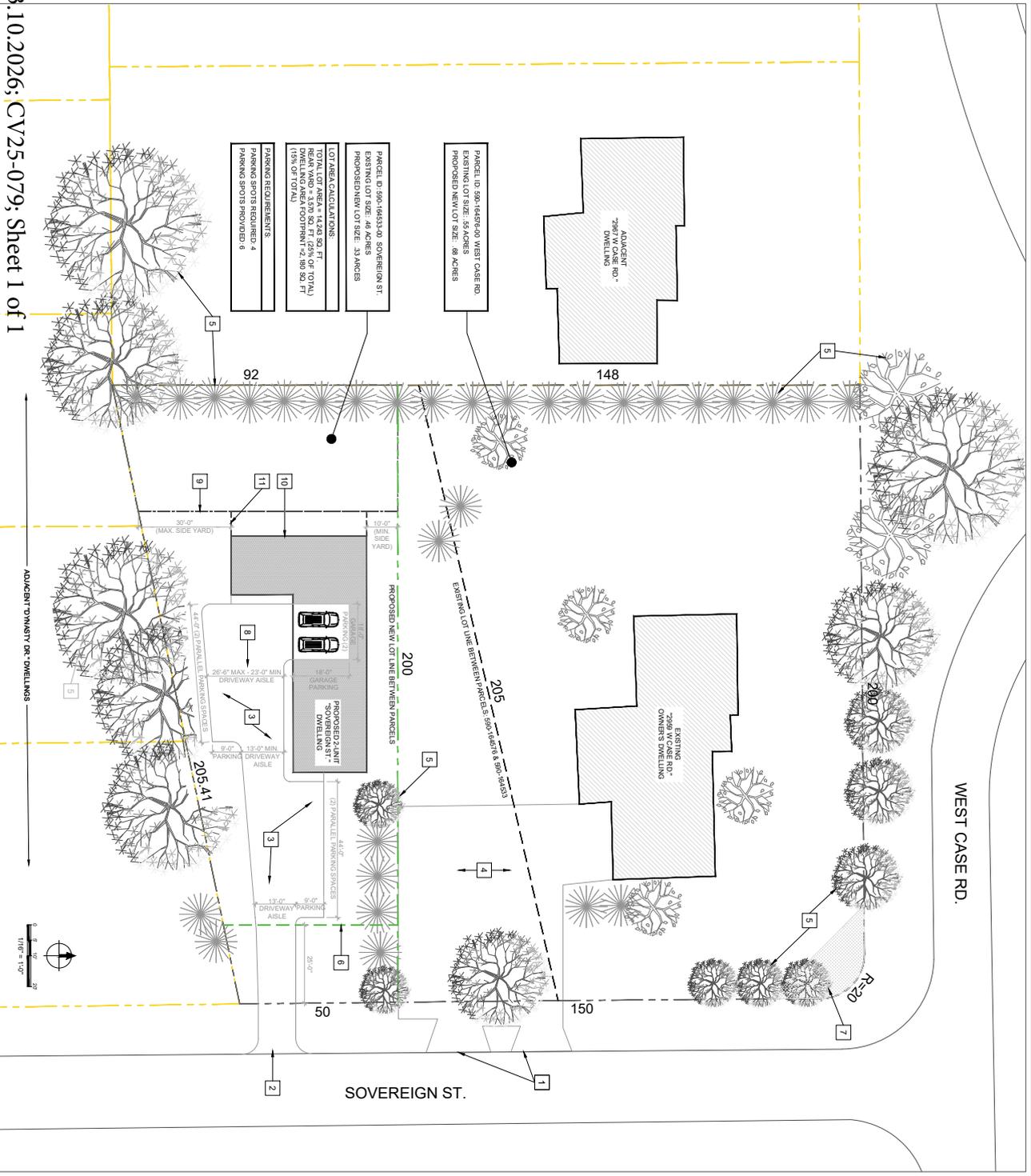


- 1 EXISTING CURB CUTS TO REMAIN
- 2 PROPOSED NEW CURB CUT
- 3 PROPOSED NEW ASPHALT DRIVEWAY & PARKING
- 4 EXISTING DRIVEWAY TO REMAIN
- 5 EXISTING MATURE TREES & LANDSCAPING TO REMAIN
- 6 ROW SETBACK LINE
- 7 VARIANCE FOR MATURE TREE TO REMAIN IN VISION TRIANGLE
- 8 MAINTAINING AISLE AREA FOR 90 DEGREE GARAGE PARKING UTILIZING DRIVEWAY & ADJACENT PARKING PER DWELLING EXCEPTION 3112.25
- 9 EXTENT OF REAR YARD AREA CALCULATION
- 10 BOUNDARY OF BUILDING FOOTPRINT
- 11 BOUNDARY OF BALCONY ABOVE

Final Site Plan Reviewed 3.10.2026; CV25-079; Sheet 1 of 1



PROJECT NAME: WALKER RESIDENCE

3716 ADDRESS: 5761 SOVEREIGN ST. COLUMBUS, OH 43235

OWNER: ZANE & CATHERINE WALKER

Prepared by: *Jean Walker* 3.10.26

DATE	2/2" X 3/4"	SCALE	1/16" = 1'-0"
DATE	06-05-2025	DATE	06-05-2025
DATE	09-16-2025	DATE	09-16-2025
DATE	10-21-2025	DATE	10-21-2025

A-100 SITE PLAN

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

**APPLICATION:** CV25-079  
**Location:** 5751 SOVEREIGN ST. (43235), being 1.01± acres located at the southwest corner of Sovereign Street and West Case Road (590-164533 and 590-164576; Northwest Columbus Civic Association).  
**Existing Zoning:** R, Rural District.  
**Proposed Use:** Two-unit dwelling.  
**Applicant(s):** Zane Walker; 2959 West Case Road; Dublin, OH 43017.  
**Owner(s):** Zane and Catherine Walker; 2959 West Case Road; Dublin, OH 43017.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The site consists of two parcels in the R, Rural District, one developed with a single-unit dwelling, and the other undeveloped. The requested Council variance will allow a two-unit dwelling on the undeveloped (southern) parcel. Variances to allow an existing tree to remain in the required clear vision triangle at the southwest corner of Sovereign Street and West Case Road, and to reduce lot areas from five acres to 0.68 acres for the northern parcel and to 0.33 acres for the southern parcel are also included in this request.
- A Council variance is required because the R, Rural District prohibits two-unit dwellings as a primary residential land use.
- North of the site are condominiums in the PUD-8, Planned Unit Development District. South of the site are single-unit dwellings in the SR, Suburban Residential District. West and east of the site are single-unit dwellings in the R, Rural District.
- The site is located within the boundaries of the *Northwest Plan (2016)*, which recommends “Low Density Residential” land uses for this location.
- The site is located within the boundaries of the Northwest Civic Association, 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 reduced vision clearance and lot area.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The proposal is consistent with the *Northwest Plan’s* recommendation of “Low Density Residential,” and will not introduce an incompatible use to the area.

# Council Variance Application

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://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

We purchased the property with the intent to build a residence on the second lot. Without the variance, the lot cannot be developed and would not provide a reasonable return or beneficial use.

2. Whether the variance is substantial.

Yes  No

The variance is not substantial, as the proposed residential structure would be located on an otherwise empty lot and is consistent with the surrounding neighborhood and maintains the overall character and density of the area.

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 variance would not alter the character of the neighborhood, as the lot is situated behind adjacent homes with existing mature trees providing natural screening, so it will not impact views or privacy. The new structure will have more surrounding open space than many existing homes in the area.

## Council Variance Application

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

Yes  No

The empty lot is assumed to have been originally intended for residential use; all services are readily available, and the location is within the normal reach of refuse collection and other governmental services, so the variance would not adversely affect their delivery.

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

Yes  No

We purchased the property primarily for the existing residence and understood that it included two separate lots. We assumed the adjacent lot could be developed without issue, as it appeared to have been intended for residential use and we were not aware of any zoning restrictions at the time.

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

Yes  No

The proposed adjustment and construction cannot proceed without approval of the variance. There is no alternative method available to achieve the intended and reasonable use of the adjacent lot as a residential property.

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

Yes  No

Granting the variance respects the intent of the zoning code by allowing appropriate residential use consistent with the neighborhood. The request is reasonable and supports fair use of the property.

**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):**

**. STATEMENT OF VARIANCE  
REQUESTS ON FOLLOWING PAGE.**

Signature of Applicant



Date

8/25/25

## Statement of Variances:

**3321.05:** Vision triangle variance at W. Case & Sovereign.

### **Variance from/to:**

Variance request from an existing mature tree that currently encroaches into the “clear vision triangle”; varying to allowing the mature tree to remain in place, but trimming off the lower portion of the branches up to 6’-0” to bottom of canopy.

### **Reasoning for granting request:**

After trimming back the existing mature tree; that will allow for clear sight lines from cars & pedestrians at the intersection while leaving the tree/root structure in place will benefit stormwater management, enhance the neighborhood’s character, and holds longstanding value as part of the property’s history.

**3332.02:** R-rural District.

### **Variance from/to:**

Current permitted use is for single-family residences; varying to allow for a two-family residence.

### **Reasoning for granting request:**

I am requesting a variance to allow a two-family residence on this parcel, which is currently zoned for single-family use. The greater neighborhood already contains a mix of duplex and multi-family residences, so this proposed use is consistent with the surrounding context. The home will be designed so that from the street it will present as a single-family residence, ensuring compatibility with the existing character of the neighborhood while providing additional housing options.

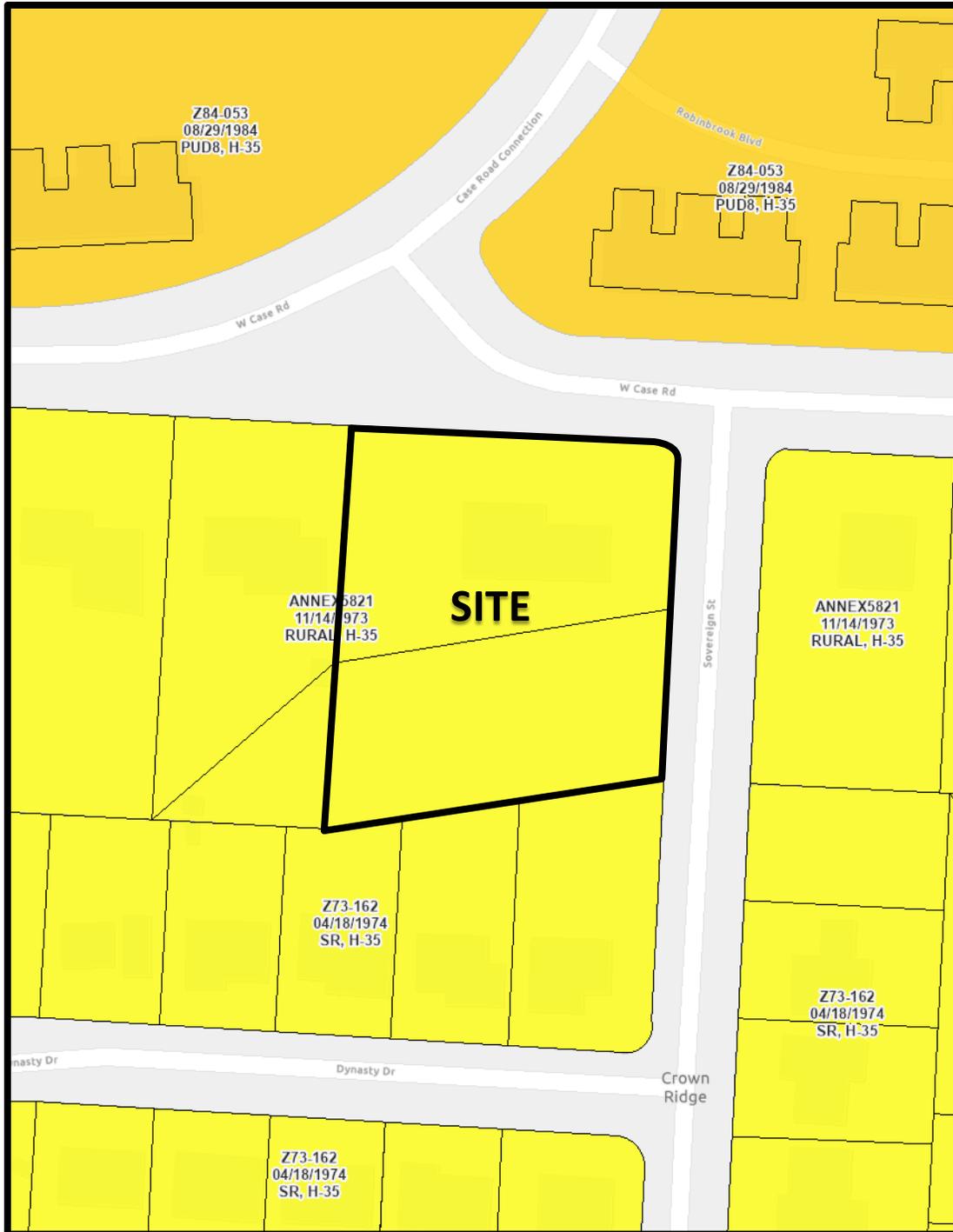
**3332.06:** Rural lot size variance for both parcels.

### **Variance from/to:**

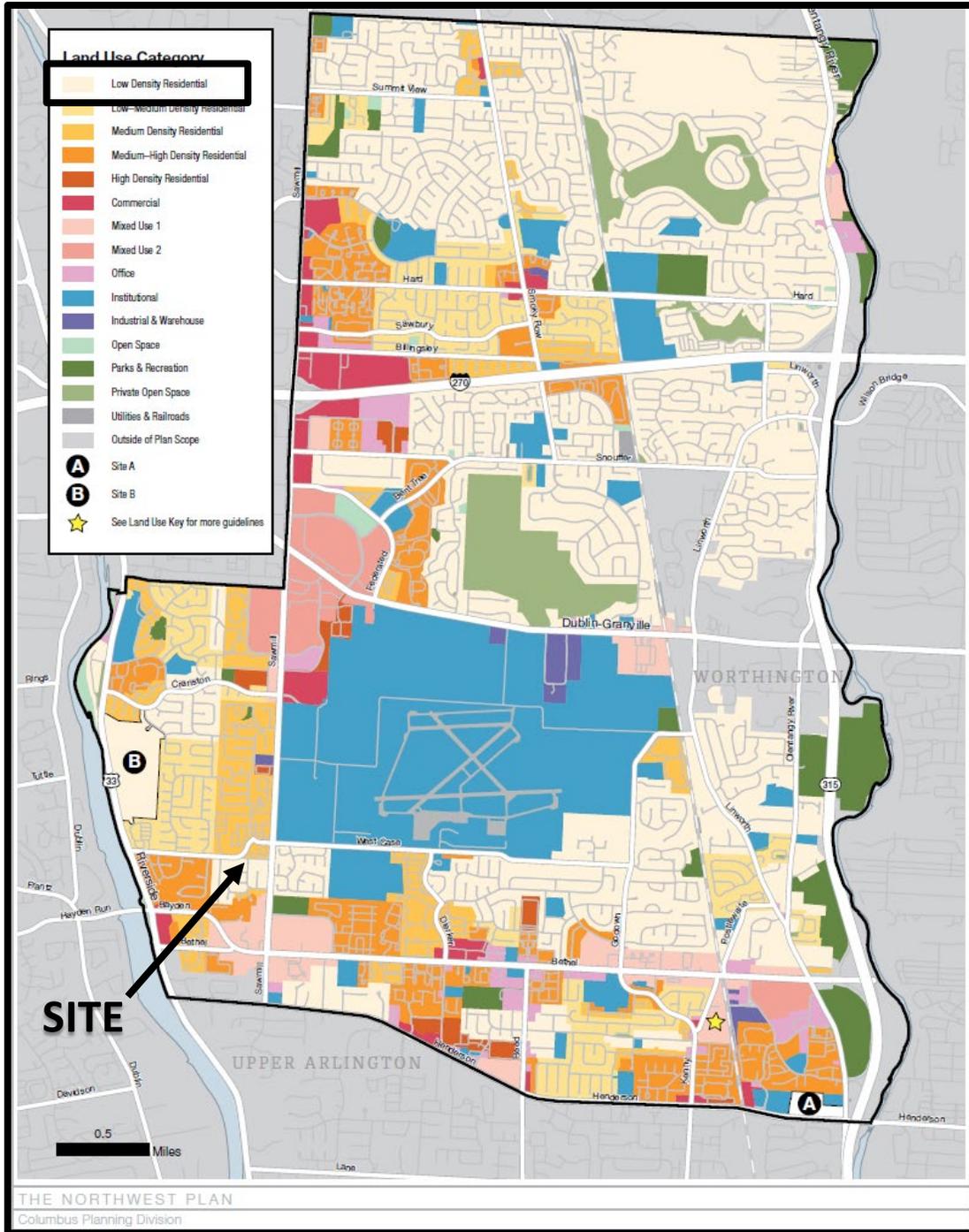
Variance request from the regulation calling for a principal building to be located on a lot that is no less than five acres in size; varying to lot sizes that are currently 0.55 & 0.46 acres to 0.68 & 0.33 acres respectively.

### **Reasoning for granting request:**

I am requesting a redefinition of my property lot boundaries in a manner consistent with an existing zoning exception (3332.16) that applies to this subdivision. This request aligns with the original intent of that exception and does not deviate from its purpose, as it supports the continued use of the lot for a dwelling in keeping with the character and development pattern of the neighborhood.



CV25-079  
5751 Sovereign St.  
Approximately 1.01 acres



CV25-079  
5751 Sovereign St.  
Approximately 1.01 acres



CV25-079  
5751 Sovereign St.  
Approximately 1.01 acres

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

**Case Number** CV25-079

**Address** 5751 SOVEREIGN STREET

**Group Name** NORTHWEST COLUMBUS CIVIC ASSOC.

**Meeting Date** 7 January 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:**

NWCA trustees recommend approval of the 3 requested variances:

- 3332.06 rural lot size less than 5 acres
- 3321.05(B)(2) 1 mature tree to remain in vision triangle if limbs below 6' are removed, and
- 3332.02(A)(1) a 2-family dwelling in an r-rural district

Only 2 of 7 factors weigh against applicant: restriction was known when property was purchased and reasonable return is possible without. The fact that no additional variances are required for side yard, rear yard, setback, height, etc, garnered the support of the trustees (including the fact that the applicant chose to move the building footprint to obviate the need for any additional variances). This is the minimal variance with the least amount of impact possible in order to achieve applicant's goal.

Neighbors to the south raised concerns about increased traffic, parking and noise. Applicant has verbally committed to a privacy fence along the southern property line which should address such concerns.

**Vote** 5-0

**Signature of Authorized Representative** Monica Tuttle  
Digitally signed by Monica Tuttle  
DN: cn=Monica Tuttle, o=NWCA, ou=Zoning Chair, email=nwcazoning@gmail.com, c=US  
Date: 2026.01.23 15:50:04 -05'00'

**Recommending Group Title** zoning chair, Northwest Civic Association

**Daytime Phone Number** 614-565-2407

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](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-079

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) Zane Walker  
of (COMPLETE ADDRESS) 2959 West Case Rd. Dublin, OH 43017

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. Zane Walker 513-319-4196 2959 West Case Rd. Dublin, OH 43017	2. Catherine Walker 614-900-2282 2959 West Case Rd. Dublin, OH 43017
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Zane Walker

Sworn to before me and signed in my presence this 10 day of March, in the year 2026

[Signature]  
SIGNATURE OF NOTARY PUBLIC

02/05/2031  
My Commission Expires

Notary Seal Here



FERNANDO J. TORRENS MUNDAYN  
Notary Public, State of Ohio  
My Commission Expires  
February 05, 2031  
COMMISSION: 2026-RE-099297

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