

Owner Name
PIERCE LUKE
WILLIAMS MARGARET A

Site Address
285 E MOLER ST

Legal Descriptions
285 E MOLER ST
W MERION EXPS
LOT 72

Owner Address
285 E MOLER ST
COLUMBUS OH 43207

Transfer Date
04/01/2016

Transfer Price
180,000.00

Instrument Type
GW

Current Auditor's Appraised Value		
Land	Improv	Total
Base	\$127,300	\$170,100
Land	\$0	\$0
Exempt	\$0	\$0
CAUV	\$127,300	\$170,100
Total		\$297,400

Prop. Class
R - Residential

Land Use
510 - ONE-FAMILY DWLG ON PLATTED

Tax District
010 - CITY OF COLUMBUS

Sch. District
2503 - COLUMBUS CSD

App Nbrnd
01605

CAUV Property
No

Owner Occ. Credit
No

Homestead Credit
2024: Yes 2025: Yes

Rental Registration
2024: No 2025: No

Board of Revision
No

Zip Code
43207

Annual Taxes
4,671.96

Taxes Paid
.00

Calculated Acreage
.09

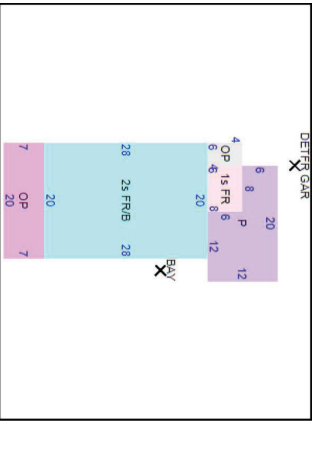
Legal Acreage
.00

Building Data

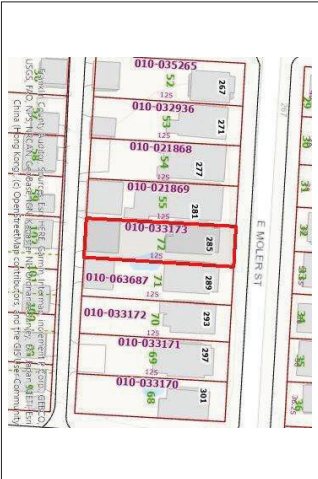
Year Built	1900	Full Baths	1
Finished Area	1192	Half Bath	1
Rooms	5	Heat/AC	2
Bedrms	2	Wood/Fire	1
Dining Rooms	1	Stories	2

Sketch Legend

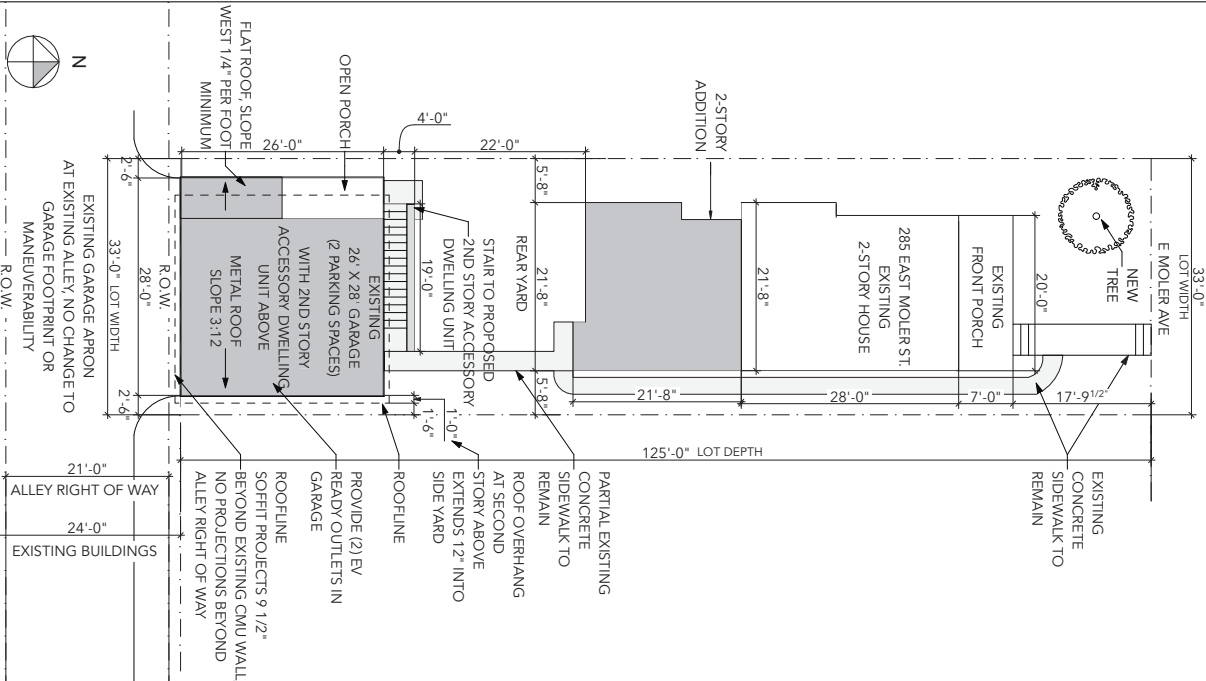
- 0 2s. FRB 560 Sq. Ft.
- 1 OP - 13OPEN FRAME PORCH 140 Sq. Ft.
- 2 OP - 13OPEN FRAME PORCH 24 Sq. Ft.
- 3 1s FR - 10ONE STORY FRAME 48 Sq. Ft.
- 4 P - 40-CONCRETE PATIO 192 Sq. Ft.
- 5 BAY - 18-FRAME BAY 24 Sq. Ft.
- 1 DETFR GAR - RG1DETACHED FRAME GARAGE 728 Sq. Ft.



010-033173 07/15/2022



Disclaimer: The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be obtained for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Office if you have any corrections or updates to the information.



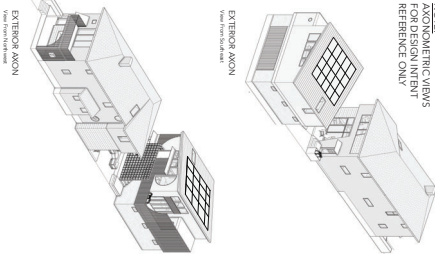
SITE PLAN

Scale: 1/16" = 1'-0"

LOT COVERAGE

EXISTING HOUSE	565 SF
EXISTING PORCH	135 SF
EXISTING GARAGE	725 SF
HOUSE ADDITION	425 SF
HOUSE ADDITION	75 SF
TOTAL COVERAGE	1925 SF
TOTAL LOT AREA	4125 SF
COVERAGE %	46.6 %

NOTE:
AXONOMETRIC VIEWS
FOR DESIGN INTENT
REFERENCE ONLY



MARY RAKOCY DIETSCH #1817340 EXPIRES 12/31/25

SITE PLAN

10/2/2025	COUNCIL VARIANCE APPLICATION
DATE	DESCRIPTION

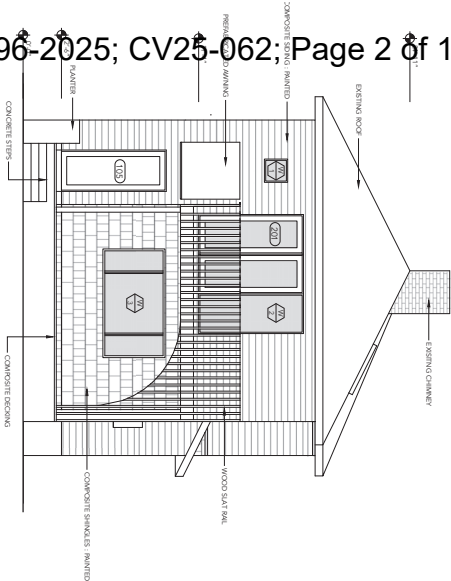
PIERCE

ADDITION + ADU

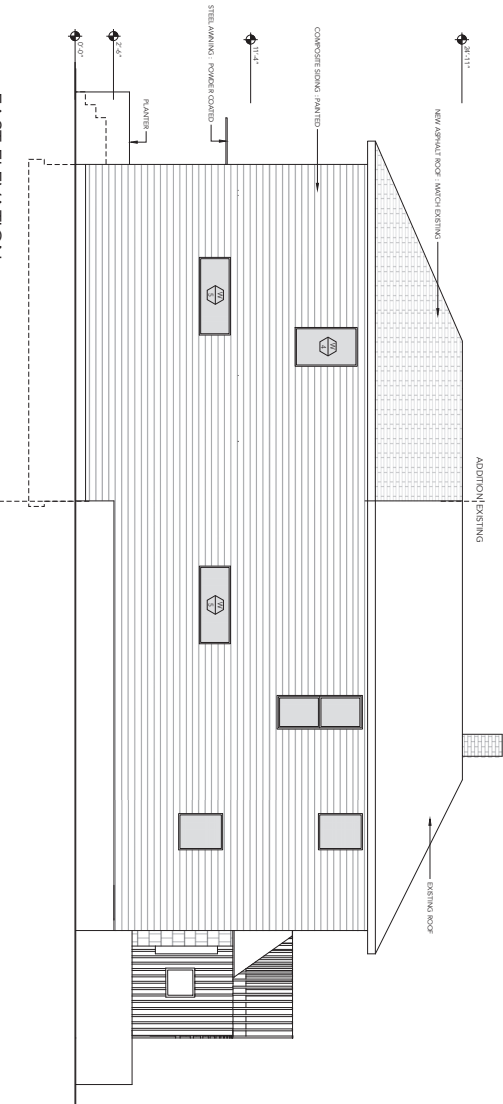
285 East Moler Street

MARY DIETSCH ARCHITECTURE + DESIGN

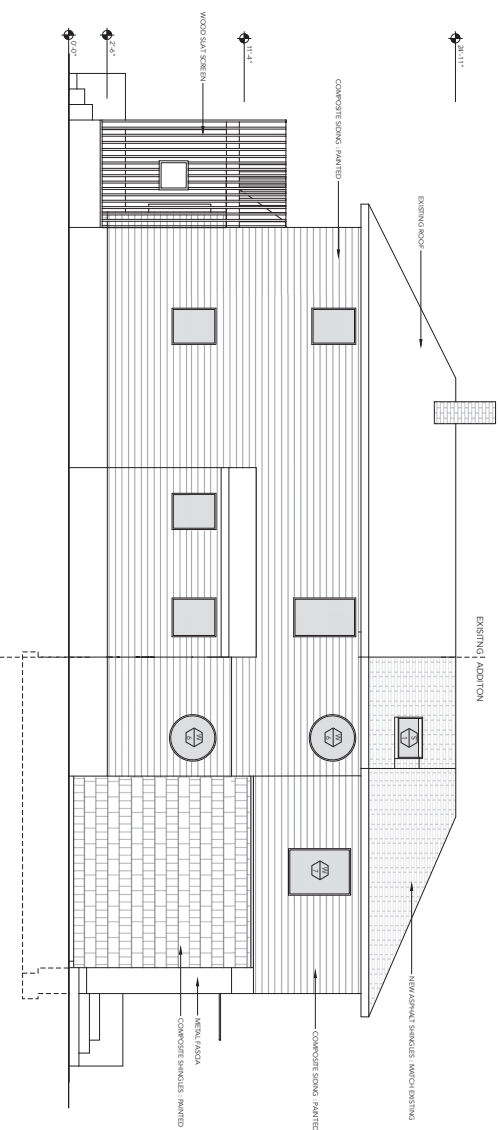
NORTH ELEVATION
SCALE 1/8" = 1'-0"



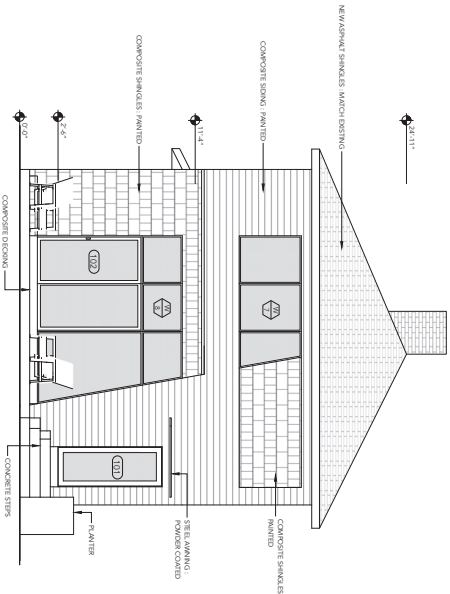
EAST ELEVATION
SCALE 1/8" = 1'-0"



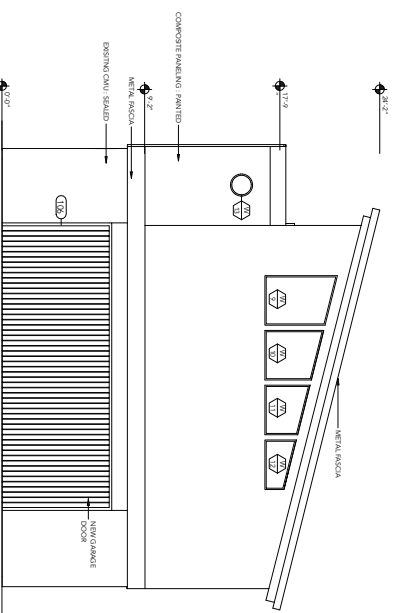
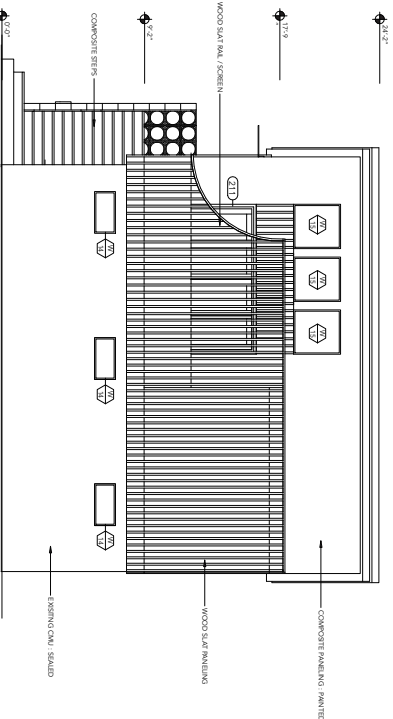
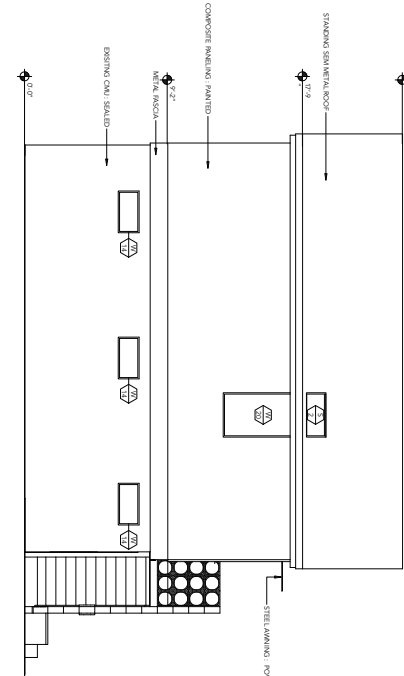
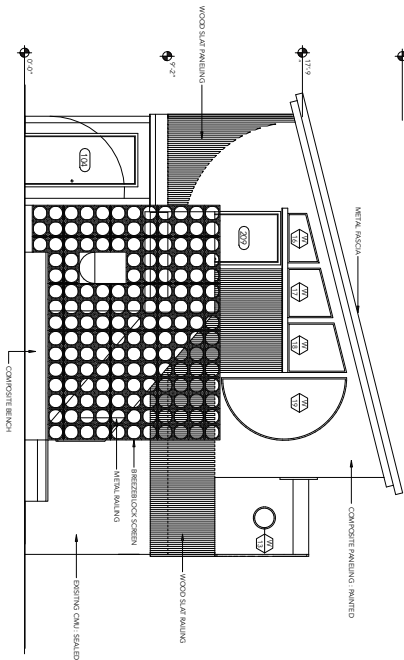
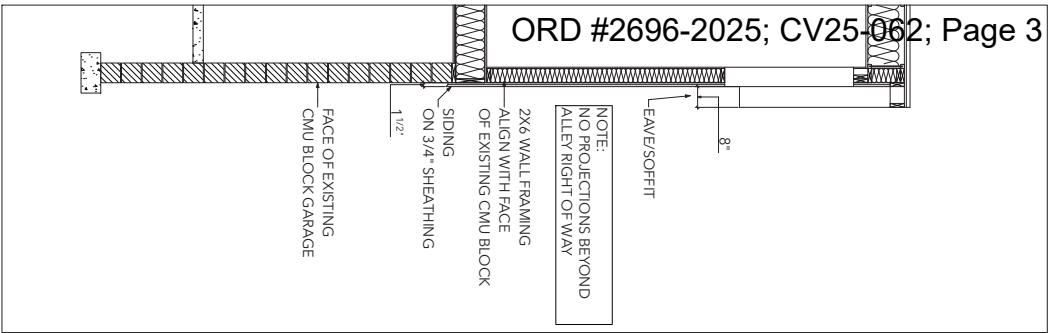
WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



MARY RAKOCY DIETSCH #1817340 EXPIRES 12/31/25	
PRIMARY HOME ELEVATIONS	
DATE	DESCRIPTION
10/2/2025	COUNCIL VARIANCE APPLICATION
PIERCE	
ADDITION + ADU	
285 East Moler Street	
MARY DIETSCH ARCHITECTURE + DESIGN	



MARY RAKOCY DIETSCH #1817340 EXPIRES 12/31/25	
ACCESSORY DWELLING UNIT ELEVATIONS	
DATE	DESCRIPTION
10/2/2025	COUNCIL VARIANCE APPLICATION
PIERCE	
ADDITION + ADU	
285 East Moler Street	
MARY DIETSCH ARCHITECTURE + DESIGN	

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

APPLICATION: CV25-062
Location: 285 E. MOLER ST. (43207), being 0.09± acres located on the south side of East Moler Street, 145± feet east of Bruck Street (010-033173; Columbus South Side Area Commission).
Existing Zoning: R-2F, Residential District.
Proposed Use: Two single-unit dwellings on one lot.
Applicant(s): Luke Pierce and Margaret A. Williams c/o Mary Dietsch; 285 East Moler Street; Columbus, OH 43207.
Property Owner(s): The Applicant.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a single-unit dwelling and an existing detached garage in the R-2F, Residential District. The requested Council variance will allow two single-unit dwellings on one lot with reduced development standards. Variances to reduced lot width from 50 feet to 33 feet; reduced lot area from 6,000 square feet per dwelling unit to 4,125 square feet (2,062.5 square feet per dwelling unit); no frontage on a public street for the carriage house; reduced maximum side yard of five feet for the proposed carriage house; reduced minimum side yard of 2.5 feet along the eastern and western property lines for the proposed carriage house; and reduced rear yard of 18 percent for the proposed addition to the existing dwelling, and no rear yard for the proposed carriage house are also included in this request.
- A Council variance is required because the R-2F district does not allow two single-unit dwellings on one lot with reduced development standards.
- To the north, south, east, and west of the site are single-unit dwellings in the R-2F, Residential District.
- The site is located within the planning boundaries of the *South Side Plan* (2014), which recommends “Medium-High Density Residential” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Columbus South Side 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 two single-unit dwellings on one lot with reduced development standards. Staff supports the proposal as it is consistent with the *South Side Plan’s* land use recommendation and C2P2 Design Guidelines and 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

The addition and ADU will be beneficial to the homeowner and adds value and housing stock to the neighborhood.

2. Whether the variance is substantial.

☐ Yes ☒ No

The understanding is that the city is in favor of allowing homeowners to add accessory dwelling units to their property, therefore the variance request seems in line with other approvals and does not seem substantial.

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 addition and ADU being requested are in keeping with the character of the neighborhood. Adjoining properties will not suffer a detriment.

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Yes ☐ No ☒

The homeowner and general contractor will work with all services to comply with all requirements to avoid any adverse affects to the delivery of governmental services.

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

Yes ☐ No ☒

The homeowner purchased the property for their own use, the need for the addition and ADU were not present at the time of purchase, zoning restrictions were not a factor in the purchase.

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

Yes ☐ No ☒

The current availability of housing and the current cost of homes makes the addition and ADU the most cost effective solution for additional living space for this homeowner at this time, and allows them to stay in their neighborhood and improve their home and it's value.

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

Yes ☒ No ☐

The understanding of the homeowner and other neighborhood residents is that the city is in favor of approving ADU's and of city homeowners improving their own properties for their use, granting the variance is in keeping with the spirit of the neighborhood - a vibrant, growing community.

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):

The attachment included with this application includes a list of sections of code requiring a variance.

Signature of Applicant



Date

10/3/25

COUNCIL VARIANCE APPLICATION

For the Property located at 285 East Moler Street, Parcel 010-033173-00, please see below a list of all sections of Code to be varied with reasoning as to why this request should be granted.

Code Section 3332.037

R2F Residential District requires a separate lot for each unit.

A request is being made to add an Accessory Dwelling Unit above the existing garage on this property. This request should be granted to allow the homeowners to add additional living space for their own use with the added potential of creating an affordable housing rental unit. The ADU is proposed above the existing garage - requiring no change to the existing garage building footprint.

Code Section 3332.14

R2F area district requirements, requires each single -unit dwelling to have a lot of no less than 6000 sf.

A request is being made to accept two single-unit dwellings on this lot to have less than 6000 sf each. The current lot is 33' x 125' (4,125sf) and is consistent with other lots in the neighborhood. The request is to allow the smaller lot size, and to allow the Accessory Dwelling Unit to share this lot. This is in keeping with the character of the neighborhood.

Code Section 3332.19

Fronting - Each dwelling or principal building shall front upon a public street.

A request is being made to allow the Accessory Dwelling Unit to be accessed from the rear yard of the Primary Residence and/or from the Alley. This request should be granted to allow the homeowners to increase their available living space. The primary home is owner occupied and homeowner requests the rear yard frontage for the convenience of their use of the ADU.

Code Section 3332.05

Lot Width - A 50' wide lot is required.

A request is being made for a variance requiring a 50' wide lot. The current lot is 28' wide and is consistent with the lot sizes in this neighborhood. The ADU will sit on the existing garage and it's having a 28' wide lot maintains the scale and character of the neighborhood.

Code Section 3332.25

Maximum side yard for a 33-foot-wide is 6.6 feet

A request is being made for a variance to reduce the required maximum side yard from 6.6' to 5'.

Code Section 3332.26

Minimum side yard in zone R-2F is 3'

A request is being made for a variance to reduce the required side yard from 3' to 2.5'. The current garage side yards are 2.5' and the intention is to build upon the existing block walls. Projections from the face of existing block will be a minimal transition to siding on the new second floor walls above, the anticipated maximum projection beyond existing block walls is 6". This slight overhang allows for an adequate offset to prevent water and moisture from penetrating into the wall below. The material projections from the existing block wall will occur above head height and will therefore not impede any existing walkways.

Code Section 3332.27

The rear yard needs to account for at least 25% of the lot.

A request is being made for a variance requiring a rear yard at least 25% of the lot. The proposed addition to the primary home would leave a rear yard of 22', which is less than the required 25%. The proposed rear yard is approximately 18% of the lot. The addition to the primary residence helps the homeowner meet their current need for an additional bedroom and expanded living space. The addition allows them to remain in their current location. The smaller size of the rear yard at 22' is comparable to other properties in the neighborhood. For the ADU above the garage a variance request is being made to allow a rear yard of 0% due to the existing garage location on the existing alley. The garage is aligned with other structures on the alley making the 0% rear yard in keeping with the character of the neighborhood.

Code Section 3312.49

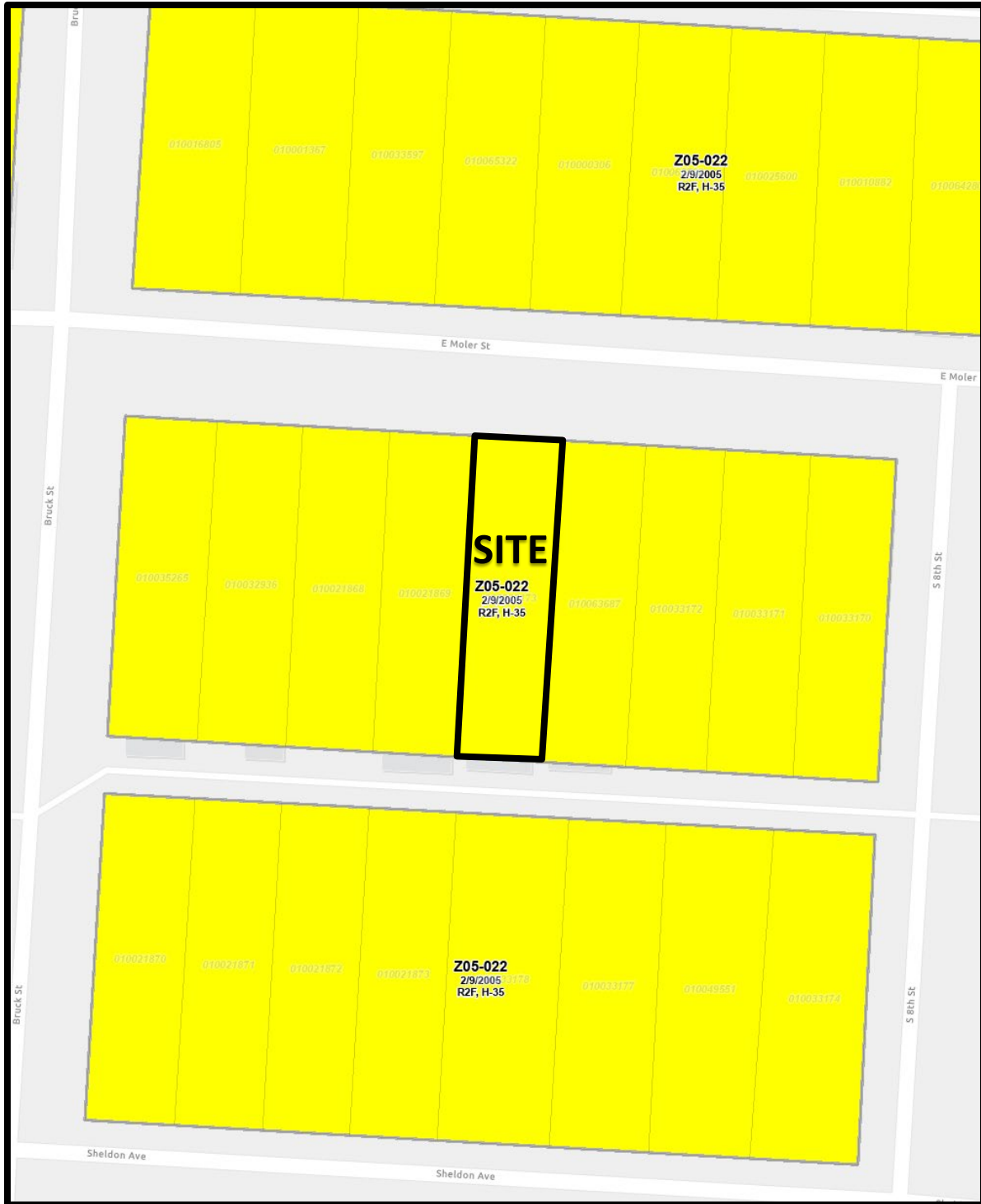
2 off street parking spaces are required per dwelling.

A request is being made for a variance allowing an Accessory Dwelling Unit on this property with street parking. The current garage provides the required 2 parking spaces for the primary dwelling, the ADU occupants are proposing street parking as is common in this neighborhood. The location of the existing garage does not allow for expansion.

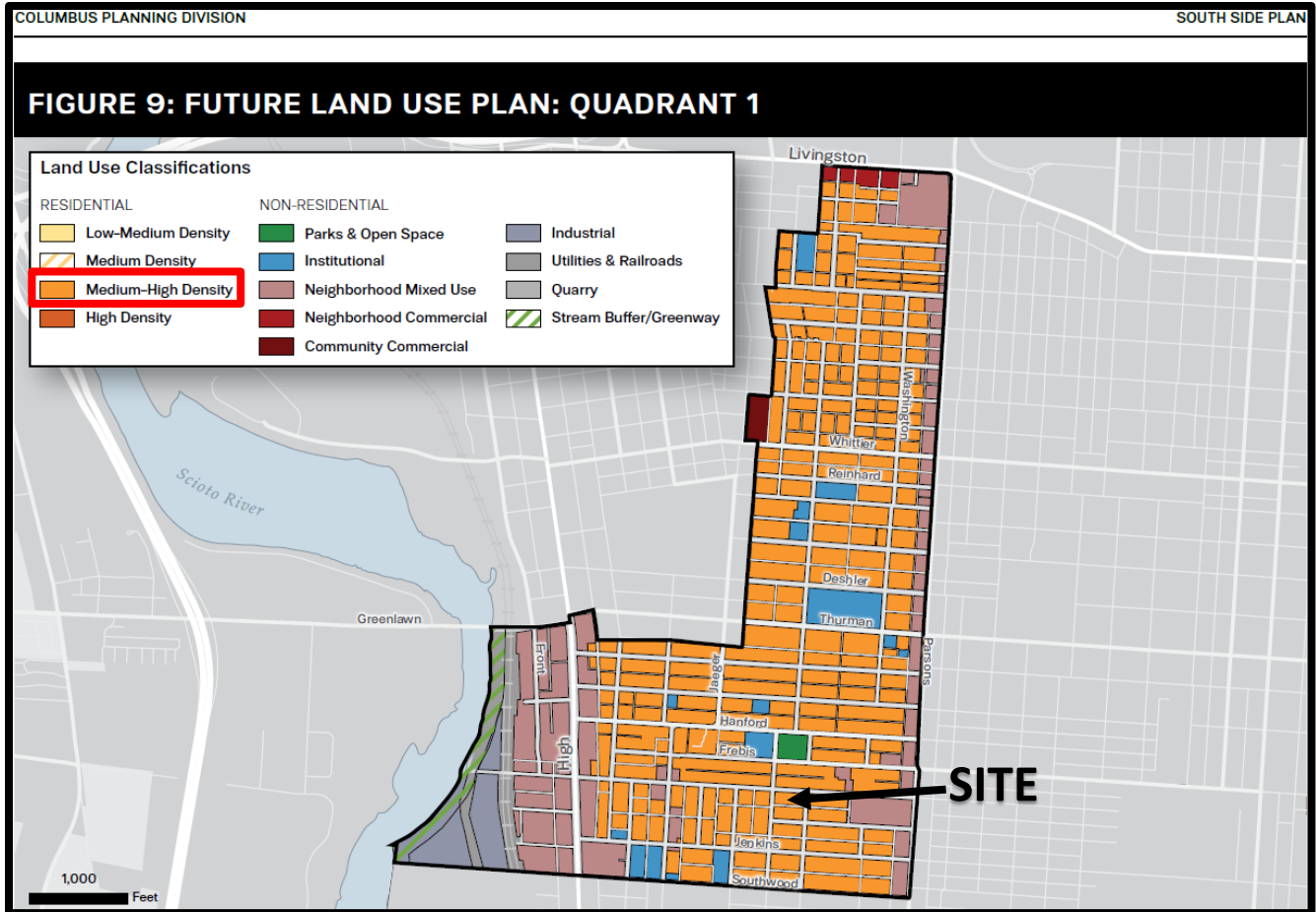
Homeowner will comply with the following additional requirements:

Per 3312.57 - two EV ready outlets will be provided in the existing garage.

Per 3321.07(B) - a tree will be added to the existing Residential Lot.



CV25-062
285 E. Moler St.
Approximately 0.09 acres



CV25-062
 285 E. Moler St.
 Approximately 0.09 acres



CV25-062
285 E. Moler St.
Approximately 0.09 acres

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

Case Number	<u>CV25-062</u>
Address	<u>285 EAST MOLER STREET</u>
Group Name	<u>COLUMBUS SOUTH SIDE AREA COMM.</u>
Meeting Date	<u>September 16, 2025</u>
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:

Variances are consistent with other carriage house developments approved by the CSSAC.

Vote	<u>9-0-1</u>
Signature of Authorized Representative	<u>Kathryn F. Green</u> Digitally signed by Kathryn F. Green Date: 2025.09.16 20:26:45 -04'00'
Recommending Group Title	<u>CSSAC Zoning Chair</u>
Daytime Phone Number	<u>614-565-1476</u>

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 #: CV25-062

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) LUKE PIERCE
of (COMPLETE ADDRESS) 285 E MOLE ST COLUMBUS, OH 43207
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. LUKE PIERCE 614-747-5853 285 E MOLE ST. COLUMBUS, OH 43207 0	2. MARGARET PIERCE 614-506-8148 285 E. MOLE ST COLUMBUS OH 43207 0
3.	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 27th day of June, in the year 2025

[Signature]
SIGNATURE OF NOTARY PUBLIC

9-18-2028
My Commission Expires

Notary Seal Here



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