

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.



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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.



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



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

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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 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 of	wner purchased	the property with	h knowledge o	f the zoning res	triction.
**						

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 N

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 Applican

Date 10/3/25

COUNCIL VARIANCE APPLICATION

For the Property located at <u>285 East Moler Street</u>, <u>Parcel 010-033173-00</u>, 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.

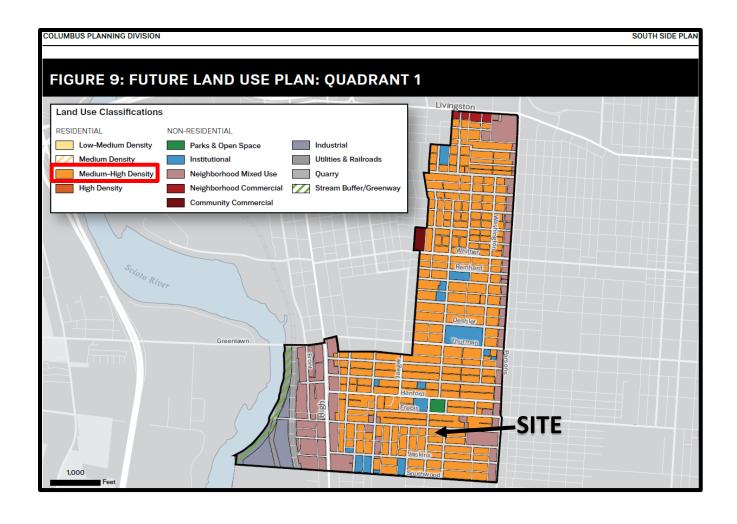
Homeowner will comply with the following additional requirements:

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

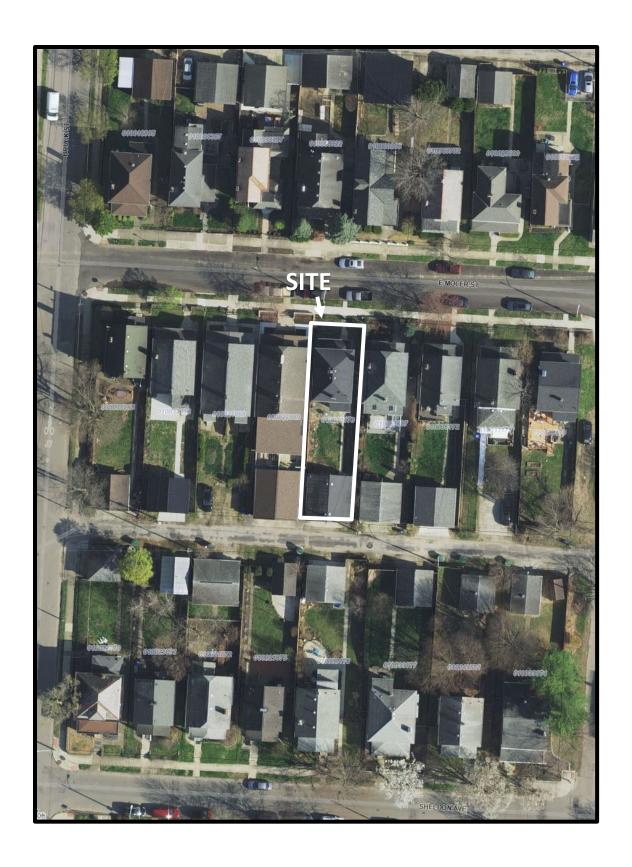
Per 3321.07(B) - a tree will be added to the existing Residential Lot.



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



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Standardized Recommendation Form 13

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

Case Number	CV25-062		
Address	285 EAST MOLER STREET		
Group Name	COLUMBUS SOUTH SIDE AREA COMM.		
Meeting Date	September 16, 2025		
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	9-0-1		
Signature of Authorized Representative	Kathryn F. Green	Digitally signed by Kathryn F. Green Date: 2025.09.16 20:26:45 -04'00'	
Recommending Group Title	CSSAC Zoning Chair		
Daytime Phone Number	614-565-1476		

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

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PROJECT DISCLOSURE STATEMENT	CV25-062 APPLICATION #:
Parties having a 5% or more interest in the project that is the s	subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NO	
STATE OF OHIO COUNTY OF FRANKLIN	
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 PIECE 614-747-5853 285 E MOLEL ST. COWNERS, OH 43207	2. MARGARET PIERCÉ 614. 506. 8148 285 E. MOLER ST COLUMBUS OH 43207 0
3.	4.
Check here if listing additional parties on a separate page	ge.
Sworn to before me and signed in my presence this 27th	day of June, in the year 2025
	9-18-2028 Notary Seal Here
SIGNATURE OF NOTARY PUBLIC	My Commission Expires My Commission Expires