

Paul Bullock

10/23/25

SITE PLAN

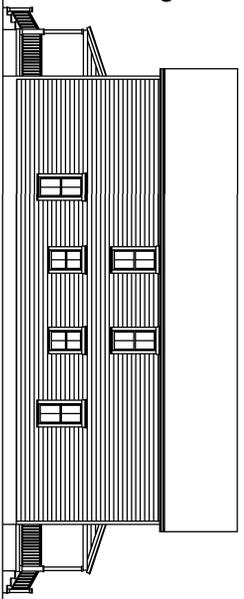
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

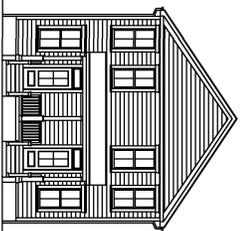
ASBUILT SITE PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN
SCALE: 1" = 30'-0"

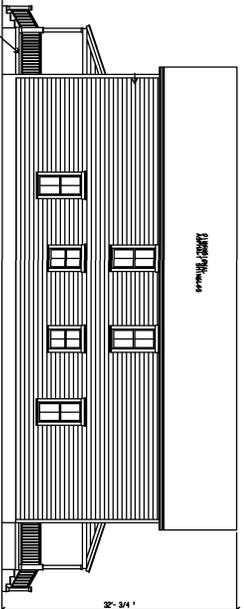
SOUTH
ELEVATION
SCALE: 1/8" = 1'-0"



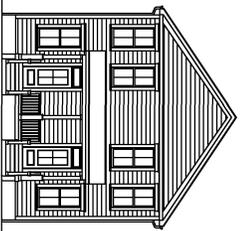
EAST
ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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10/30/2025

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

APPLICATION: CV25-084
Location: 183 N. MIAMI AVE. (43203), being 0.10± acres located on the west side of North Miami Avenue, 130± feet south of East Spring Street (010-040907; Near East Area Commission).
Requested Zoning: R-2F, Residential District (H-35).
Proposed Use: Four-unit dwelling.
Applicant(s): Nitzan Levi; 139 East Main Street, Columbus, OH 43215.
Property Owner(s): L&N UP Alum Creek LLC.; 139 East Main Street, Columbus, OH 43215.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The 0.10± acre site consists of one undeveloped parcel in the R-2F, Residential District. The applicant proposes a four-unit dwelling as shown on the submitted site plan and building elevations.
- A Council variance is required because the proposed four-unit dwelling is not an allowed use in the R-2F district. Variances to allow parking spaces to be 8.5 feet wide, to reduce required parking spaces from six to four spaces, to reduce area district lot width requirements from 50 to 35 feet, to increase the percentage of lot coverage from 50 to 52.7 percent, to reduce the maximum side yard from 7.2 to 6.6 feet, and to reduce the minimum side yard required from five to three feet for the northern property line and 3.3 feet for the southern property line are included in this request.
- North of the site is a two-unit dwelling, south of the site is a single-unit dwelling, and west of the site are single and two-unit dwellings, all in the R-2F, Residential District. East of the site are single, two-unit dwellings, and an undeveloped parcel in the R-2F, Residential District.
- The site is within the planning boundaries of the *Near East Area Plan* (2005), which does not contain specific land use recommendations for this location, but it does state that, in general, housing types and density should be consistent with the housing types and densities found in the surrounding area.
- 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 this proposed development and support the requested variances.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested variances will result in a four-unit dwelling that is consistent with the *Near East Area Plan's* recommendation that new construction be compatible with existing housing types and densities in the area. The proposed site plan and building elevations are consistent with the Plan's design guidelines. The request does not add an incompatible use to the area and provides more housing units consistent with the City's priorities.

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

Due to the location of the lot in an urban/downtown neighborhood it would be challenging to build without the requested variances. Our goal with the project is to build spacious and comfortable housing that is affordable and modern.

2. Whether the variance is substantial.

Yes No

The variances are typical for developments in the area and are not substantial. The final development will fit into the existing neighborhood.

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 essential character of the neighborhood would remain, the proposed building would fit into the neighborhood very well and its form factor with 2 street facing doors blends in with many other duplexes in the neighborhood.

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

Yes No

No government services will be impacted by this proposed development

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

Yes No

Yes, but with the understanding that many other similar proposals in the area have been approved.

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

Yes No

No given the sites dimensions and characteristics. Our goal to develop comfortable and affordable housing on this site, that will benefit both the future residents but also the neighborhood by developing the empty lot.

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 variances would allow this development to blend cohesively into the surrounding neighborhood. Similar variances have been granted in the area so we believe that it would be in line with the spirit and intent of the zoning requirements.

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):

Signature of Applicant



Date

8/28/25

Letter of Hardship 183-185 N Miami

The parcel we are proposing variances on to allow us to build a new 4 family apartment building will be a great addition to the neighborhood. Currently on the block and in the neighboring streets there are a number of multi family buildings. The lot is currently Zoned R2F and we are proposing a 4 family building which would require variance 3332.037. Each unit will have their own entrance, 2 facing North Miami, and 2 facing the rear of the lot/alley. From North Miami St the building will give the appearance of a duplex which would blend in nicely into the neighborhood. The current R2F zoning also has a 6000 sqft lot requirement which would require variance 3332.14 to allow the use of this lot which is only 4375 sqft.

We would also be requesting a variance to allow us to build on the lot which is 35' wide 3332.05(4), instead of the required 50'. Most houses and properties in the area are similar sized, and this project would not have an impact on the character of the neighborhood. We are also requesting variances for the maximum lot coverage 3332.18(D) and maximum side yard 3332.25(B), and 3332.26 for a minimum side yard. The proposed project would use 52.7% of the lot coverage while the maximum lot coverage is 50%, this additional 2.7% would allow us to provide a comfortable and practical living space for each unit, as well as a covered porch for each occupant to utilize. And the side yard variances (3332.25B and 3332.26) are common for the area due to lot widths, the current design/layout would be significantly impacted without it.

On this proposal we are also requesting a parking variance 3312.49 to allow for 4 parking spaces where 6 would be required, and variance 3312.29 to allow for each parking space to be 8'6" wide instead of 9' wide. These variances would allow us to provide 1 parking space for each unit.

183-185 NORTH MIAMI

PARCEL NO. 010-040907

CURRENT ZONING R2F

NEAR EAST AREA COMMISSION

PROPOSED IS A NEW FOUR FAMILY DWELLING WITH TWO BEDROOMS EACH UNIT. THIS IS CURRENTLY A VACANT LOT

LOT AREA 4375 SF (ACTUAL)

LOT AREA THREE TIMES THE WIDTH 35X105 = 3675 SF

BUILDING/PORCHES FOOTPRINT 1938 SF

PROPOSED LOT COVERAGE IS 1938 SF OR 52.7%

PARKING REQUIREMENT 4 UNITS X 1.5 = 6 SPACES REQUIRED 4 SPACES PROVIDED.

REARYARD 1384.9 SF

4 UNITS X 1.5 PARKING SPACES = 6 PARKING SPACES REQUIRED.

LOT OF RECORD

PROPOSED VARIANCES

3312.29 PARKING SPACE TO PERMIT 8'-6" WIDE PARKING SPACE WHEREAS 9' IS REQUIRED.

3312.49 REQUIRED PARKING TO ALLOW FOR FOUR PARKING SPACES WHEREAS SIX SPACES ARE REQUIRED.

3332.037 R2F RESIDENTIAL DISTRICT: ONE SINGLE FAMILY OR TWO FAMILY DWELLING IS PERMITTED IN AN R2F DISTRICT AND A FOUR FAMILY IS PROPOSED.

3332.05(4) AREA DISTRICT LOT WIDTH REQUIREMENT: A 50' LOT WIDTH IS REQUIRED AND 35' IS PROPOSED.

3332.18 (D) BASIS OF COMPUTING AREA A 50% MAXIMUM LOT COVERAGE IS REQUIRED, AND 52.7% IS PROVIDED.

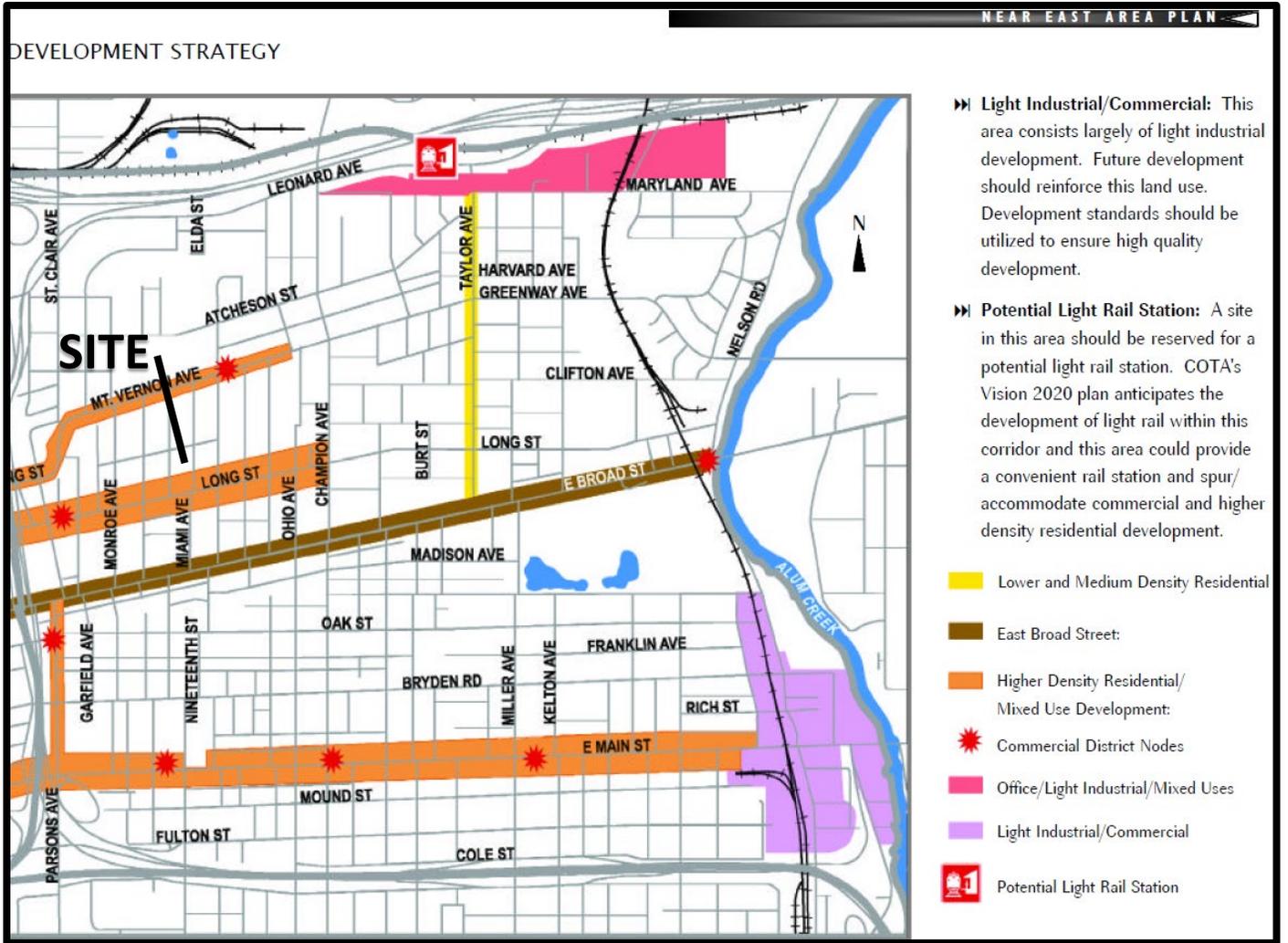
3332.25(B) MAXIMUM SIDE YARD REQUIRED 7' IS REQUIRED AND 6.33' IS PROVIDED

3332.14 LOT AREA REQUIREMENT 6,000SQFT VARY TO 4375SQFT

3332.26 MINIMUM SIDE YARD TO VARY FROM 5'



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Approximately 0.10 acres



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 Approximately 0.10 acres



CV25-084
183 N. MIAMI AVE. (43203)
Approximately 0.10 acres



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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

Case Number CV25-084

Address 183 N MIAMI AVENUE

Group Name NEAR EAST AREA COMMISSION

Meeting Date 10/9/2025

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:

Vote 6-1-0

Signature of Authorized Representative [Signature]

Recommending Group Title Near East Area Commission

Daytime Phone Number 614.645.7131

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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-084

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

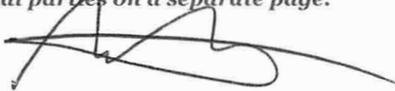
Being first duly cautioned and sworn (NAME) Nitzan Levi
of (COMPLETE ADDRESS) 139 E Main st

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

<p>1. Yhezkel Levi 614-571-5003 139 E Main st Columbus Ohio 43215</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 28th day of August, in the year 2025

Benson K. William
SIGNATURE OF NOTARY PUBLIC

11.18.2025
My Commission Expires



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