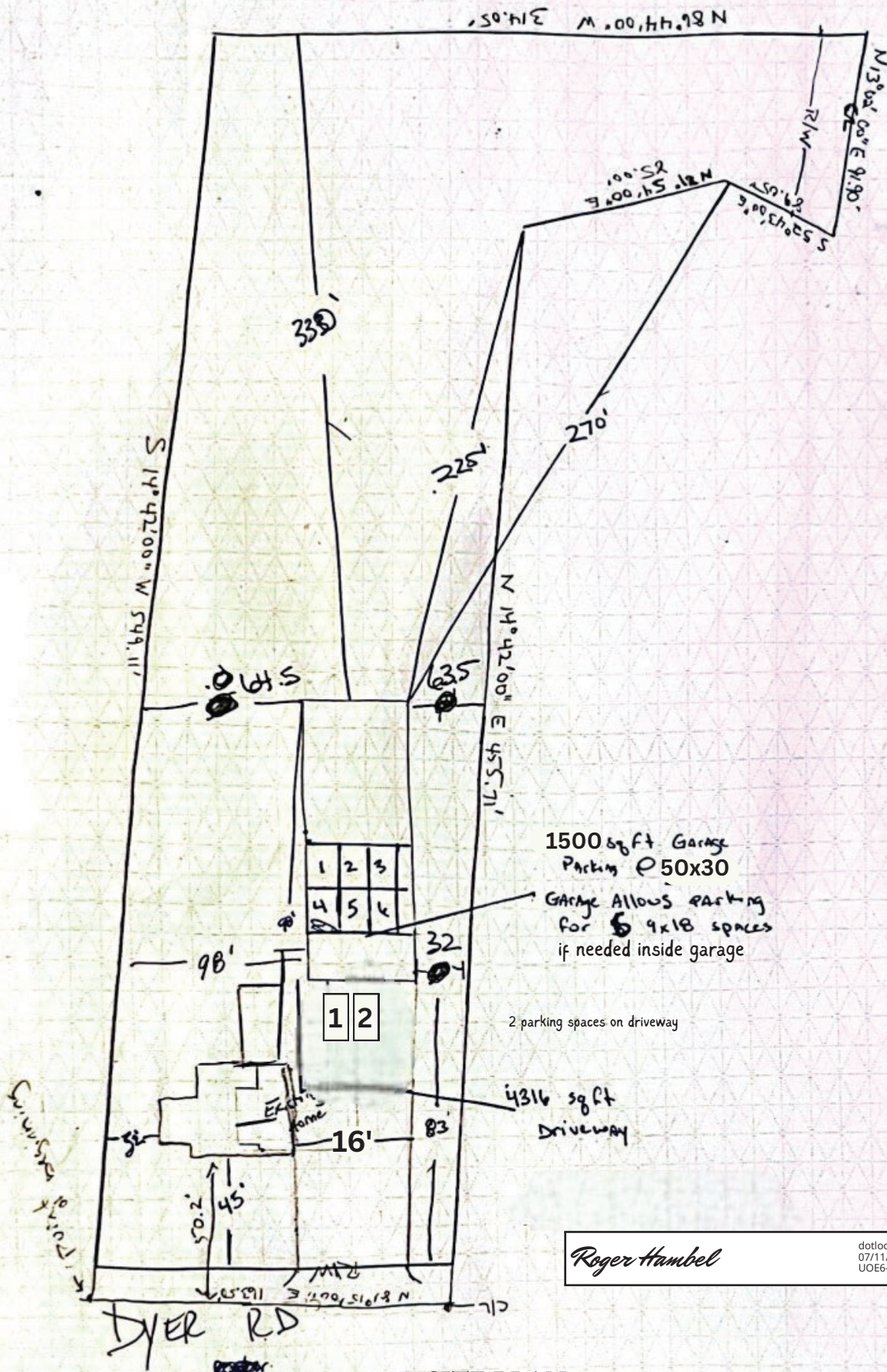


FINAL SITE PLAN RECEIVED 07.11.2025 SHEET 1 OF 1 CV24-107



Roger Humbel  
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07/11/25 9:33 PM EDT  
UOE6-W90S-QK4X-JXQB

SITE PLAN

COMPANY CUSTOMER SUBJECT	SHEET NO.	OF
	DATE	
	DWG. NO.	
	DRAWN BY	
	REV.	OTHER

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

<b>APPLICATION:</b>	<b>CV24-107</b>
<b>Location:</b>	<b>1691 DYER RD. (43123)</b> , being 2.01± acres located on the south side of Dyer Road, 325± feet east of Lazar Road (570-193866; Southwest Area Commission).
<b>Existing Zoning:</b>	R, Rural District.
<b>Proposed Use:</b>	Two single-unit dwellings on one lot.
<b>Applicant(s):</b>	Roger Hambel; 271 Valley Drive Northeast; Newark, OH 43055.
<b>Property Owner(s):</b>	Roger Hambel; 1691 Dyer Road; Grove City, OH 43123.
<b>Planner:</b>	Eastman Johnson; 614-645-7979; <a href="mailto:roejohnson@columbus.gov">roejohnson@columbus.gov</a>

**BACKGROUND:**

- The site consists of one parcel developed with a single-unit dwelling in the R, Rural District. The requested variance will allow a carriage house within an existing garage with reduced development standards. Variances to reduced lot area from five acres to 1.02± acres per dwelling and increased private garage size from 720 square feet to 1,500± square feet are also included in this request.
- A Council variance is required because the R district does not allow two single-unit dwellings on one lot.
- To the north of the site is a single-unit dwelling and a religious facility in the SR, Semi-Residential District within Jackson Township. To the south, east, and west are single-unit dwellings in the R, Rural District.
- The site is within the planning boundaries of the *Southwest Area Plan* (2009), which recommends “Semi-Rural Residential” and “Open Space Stream Buffer” 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 Southwest 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 variance will allow a carriage house within an existing garage with reduced development standards. Staff supports the request because it is consistent with the Plan’s recommendation of three dwelling units per acre, with the carriage house addition resulting in a density of one dwelling unit per acre. In addition, the design and character in relation to the principal structure is compatible with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).

**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 proposed project provides for kids and family visiting additional space for Red Room and storage for kids 4-wheelers and such. The variance is not needed for the primary house on property, only for the garage/carriage house.

2. Whether the variance is substantial.

☐ Yes ☒ No

The variance requested for height is feet inches which is higher than the allowable amount of height. However, the design ensures that the new construction that was built blends with the neighborhood architectural structural style and will not appear out of scale or character.

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 pre-existing ~~garage~~ site and no new development is being proposed. Thus, the variances will have no effect on the neighborhood or adjoining properties. This is a rural neighborhood where the garage doesn't affect neighbors, as several have them.

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

☐ Yes ☒ No

*There is no change to Access of the site.*

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

☐ Yes ☒ No

*The homeowner had no idea that zoning issues or restrictions exist as it was my first home purchase. Learning now that I'd required to get variances and permit to build on my own property.*

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

☐ Yes ☒ No

*The garage has existed for several years. I pay the taxes on the garage/carriage house as it added value to the property. I'm unable to sell the property without the variance: This is becoming a financial hardship.*

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

☒ Yes ☒ No

*The proposed development will improve the property while maintaining the character and integrity of the neighborhood. It will provide additional space that the next family will enjoy for years to come.*

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

*Roger Hummel*

Date

*8-24-24*

**Variances Requested and Explanation of why Variance should be Granted**

[Section 3332.02](#), R, Rural District, allows only single-unit dwellings, while the applicant proposes a single-unit dwelling in the rear of the detached garage (carriage house) on a lot developed with a single-unit dwelling.

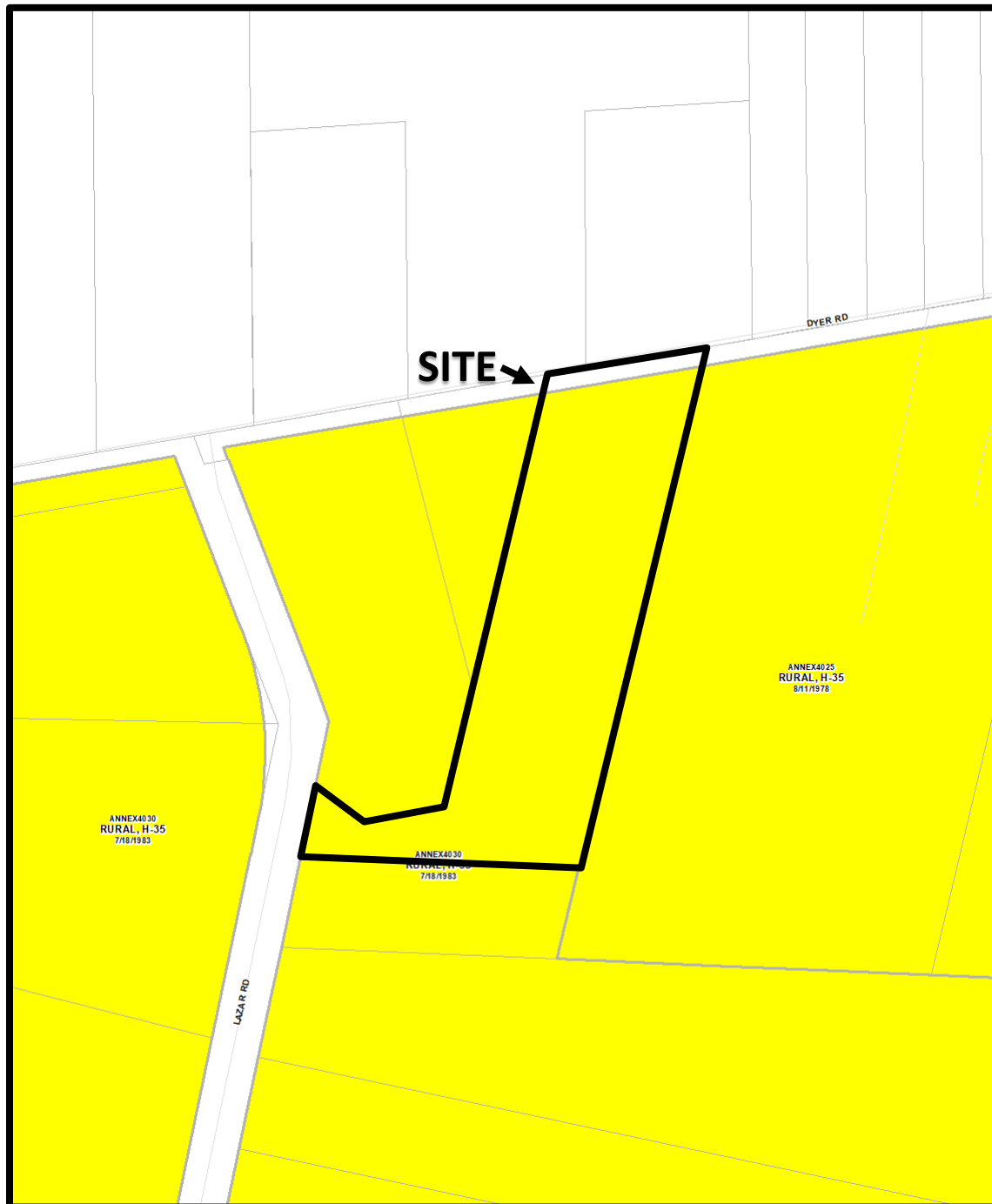
The proposed development will improve the property while maintaining the character and integrity of the neighborhood. It will provide additional space that the family will enjoy for years to come.

[Section 3332.06](#), R-rural area district requirements, requires that a single-unit dwelling shall be situated on a lot with an area that equals or exceeds five acres per dwelling unit, while the applicant proposes two single-unit dwellings on a lot that contains 2.04 ±acres, or 1.02 ±acres per dwelling unit.

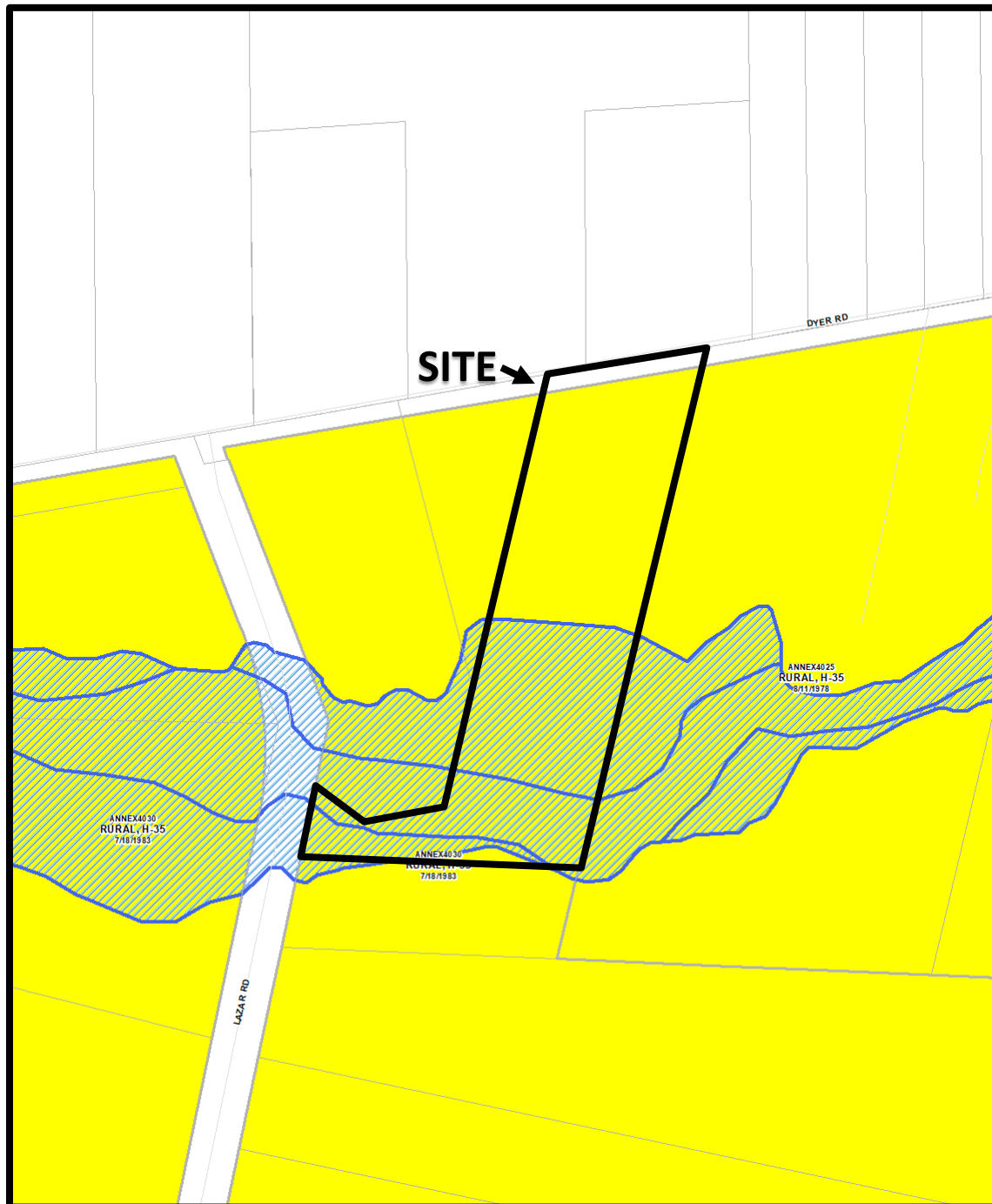
The second unit dwelling is a carriage house that is part of a garage that services both dwellings. The carriage house is used for additional family space and occasional family visitors.

[Section 3332.38\(F\)](#), Private garage, requires no portion of the lot area devoted to a private garage or a carport to exceed the greater of 720 square feet, or one-third of the minimum net floor area for living quarters of the principal residence, while the applicant proposes a garage that contains 1,500 square feet.

The garage space provides needed storage for 4 wheelers, cars, tools and other recreational items.



CV24-107  
1691 Dyer Rd.  
Approximately 2.01 acres



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Approximately 2.01 acres

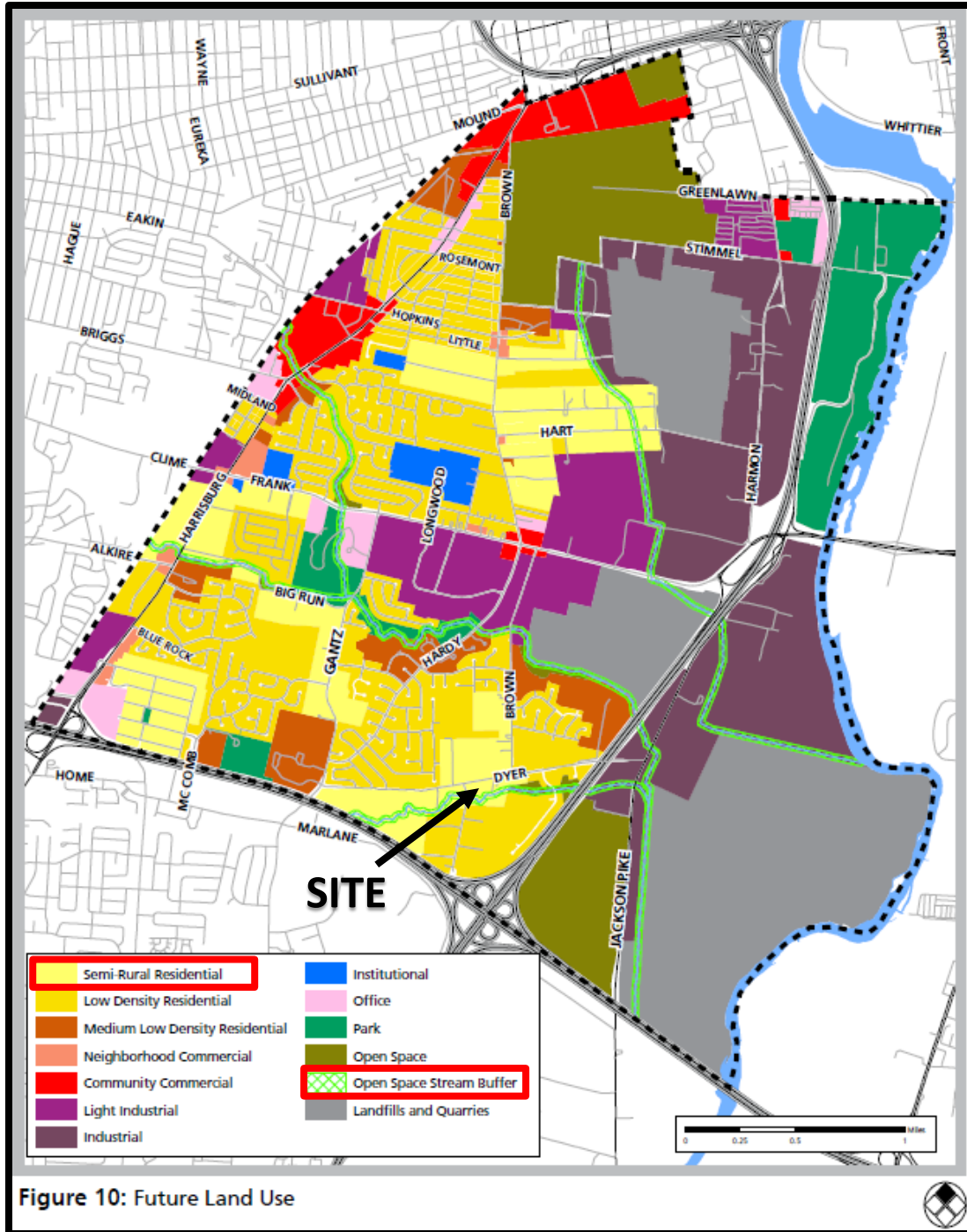


Figure 10: Future Land Use

CV24-107  
1691 Dyer Rd.  
Approximately 2.01 acres



CV24-107  
1691 Dyer Rd.  
Approximately 2.01 acres

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

Case Number CV24-107

Address 1691 Dyer Road

Group Name Southwest Area Commission

Meeting Date Tuesday July 8th 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:** All information was addressed and the Area Commission had no problem in approval

Vote 4 Southwest Area Commissioners were in attendance - all 4 in approval

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.

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV24-107

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) Roger Hambel  
of (COMPLETE ADDRESS) 271 Valley Dr., Newark, Ohio 43055

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>Roger Hambel</u> <u>271 Valley Dr.</u> <u>Newark, Ohio 43055</u> <u>614-975-8963</u> <u>0</u>	2. <u>Joanna Pugh</u> <u>1691 Dyer Rd</u> <u>Grove City, Ohio 43123</u> <u>614-592-0012</u> <u>0</u>
3.	4.

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

SIGNATURE OF AFFIANT Roger Hambel

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

Destiny Bookhold  
SIGNATURE OF NOTARY PUBLIC

Sept 07, 2025  
My Commission Expires



Notary Seal Here  
Destiny Bookhold  
Notary Public, State of Ohio  
My Comm. Expires September 07, 2026

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