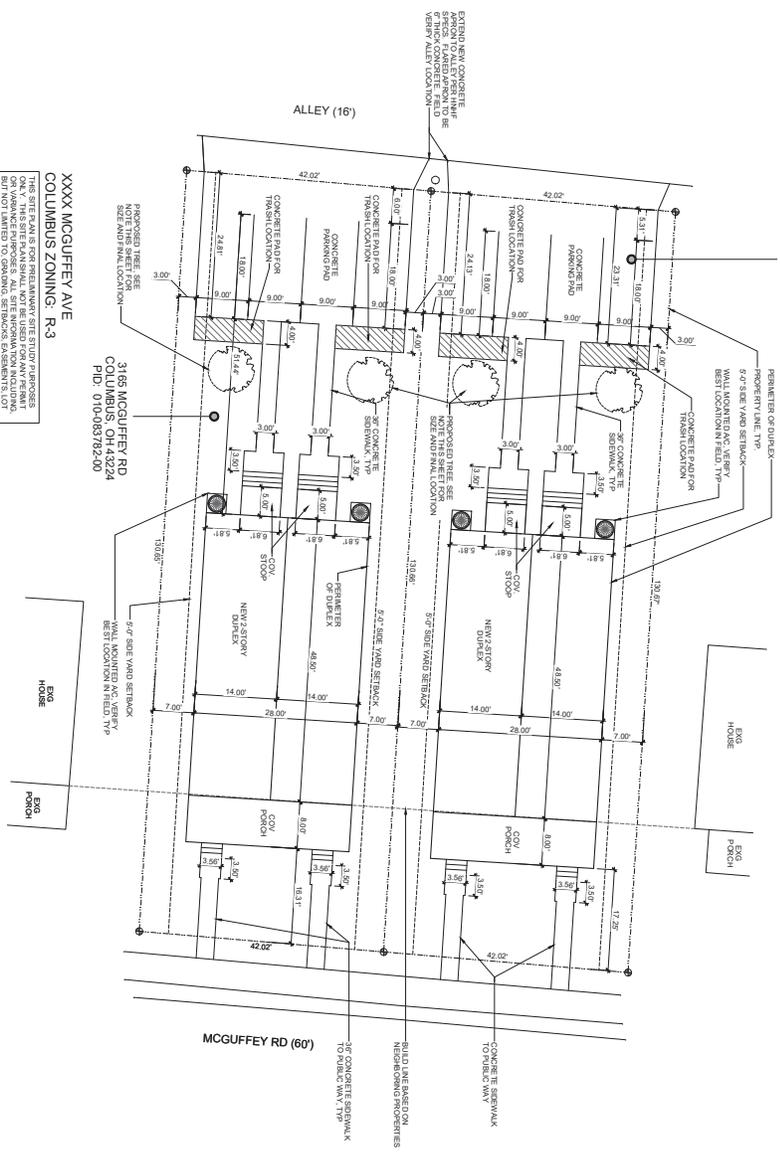


XXXX MCGUFFEY RD
COLUMBUS, OH 43224



XXXX MCGUFFEY AVE
COLUMBUS ZONING: R-3
PID: 010-083782-00

THIS SITE PLAN IS FOR PRELIMINARY STUDY PURPOSES ONLY. THIS SITE PLAN SHALL NOT BE USED FOR ANY PERMIT BUT NOT LIMITED TO GRADING, SETBACKS, EASEMENTS, LOT SPLITTING, DRIVEWAYS AND ANYTHING TO OR BEYOND THE CITY ENGINEER'S PROFESSIONAL CONTRACTORS RESPONSIBILITY.

THESE REQUIREMENTS IN SECTION 1611.1 FINAL LOCATION OF ALL UNDEVELOPED AREAS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER WITH OWNER.

3165 MCGUFFEY AVE
COLUMBUS ZONING: R-3

THIS SITE PLAN IS FOR PRELIMINARY STUDY PURPOSES ONLY. THIS SITE PLAN SHALL NOT BE USED FOR ANY PERMIT BUT NOT LIMITED TO GRADING, SETBACKS, EASEMENTS, LOT SPLITTING, DRIVEWAYS AND ANYTHING TO OR BEYOND THE CITY ENGINEER'S PROFESSIONAL CONTRACTORS RESPONSIBILITY.

THESE REQUIREMENTS IN SECTION 1611.1 FINAL LOCATION OF ALL UNDEVELOPED AREAS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER WITH OWNER.

REAR YARD CALCULATIONS:

REAR YARD CALCULATIONS:	5,640.38 SF
TOTAL LOT SQUARE FOOTAGE:	14,272.86 SF
MINIMUM REAR YARD REQUIREMENT + 25%:	2,265.13 SF
PERCENTAGE OF REAR YARD:	42.5324%

LOT COVERAGE CALCULATIONS:

LOT COVERAGE CALCULATIONS:	5,640.38 SF
TOTAL LOT SQUARE FOOTAGE:	7,241.19 SF
MINIMUM REAR YARD REQUIREMENT + 25%:	2,265.13 SF
PERCENTAGE OF LOT COVERAGE:	30.7094%

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3/4/2026

XXXX MCGUFFEY RD
COLUMBUS, OHIO 43224
NEW DUPLEX
PREPARED FOR:

Healthy Homes
A HEALTHY NEIGHBORHOODS, HEALTHY FAMILIES INITIATIVE

SB&A
ARCHITECTURAL DESIGN
STUDIO
2125 27th Ave SW
WWW.SB&A-DESIGN.COM

DATE: 03/19/2026
SHEET DESCRIPTION: SITE STUDY
CONTRACTOR COMMENTS: A0-2

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

APPLICATION: CV25-126
Location: 3165 MCGUFFEY RD. (43224), being 0.25± acres on the west side of McGuffey Road, 85± feet north of East North Broadway (010-083782; North Linden Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Two two-unit dwellings.
Applicant(s): Healthy Homes; c/o Gretchen West; P.O. Box 77499; Columbus, OH 43207.
Property Owner(s): City of Columbus; 845 Parsons Avenue; Columbus, OH 43206.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

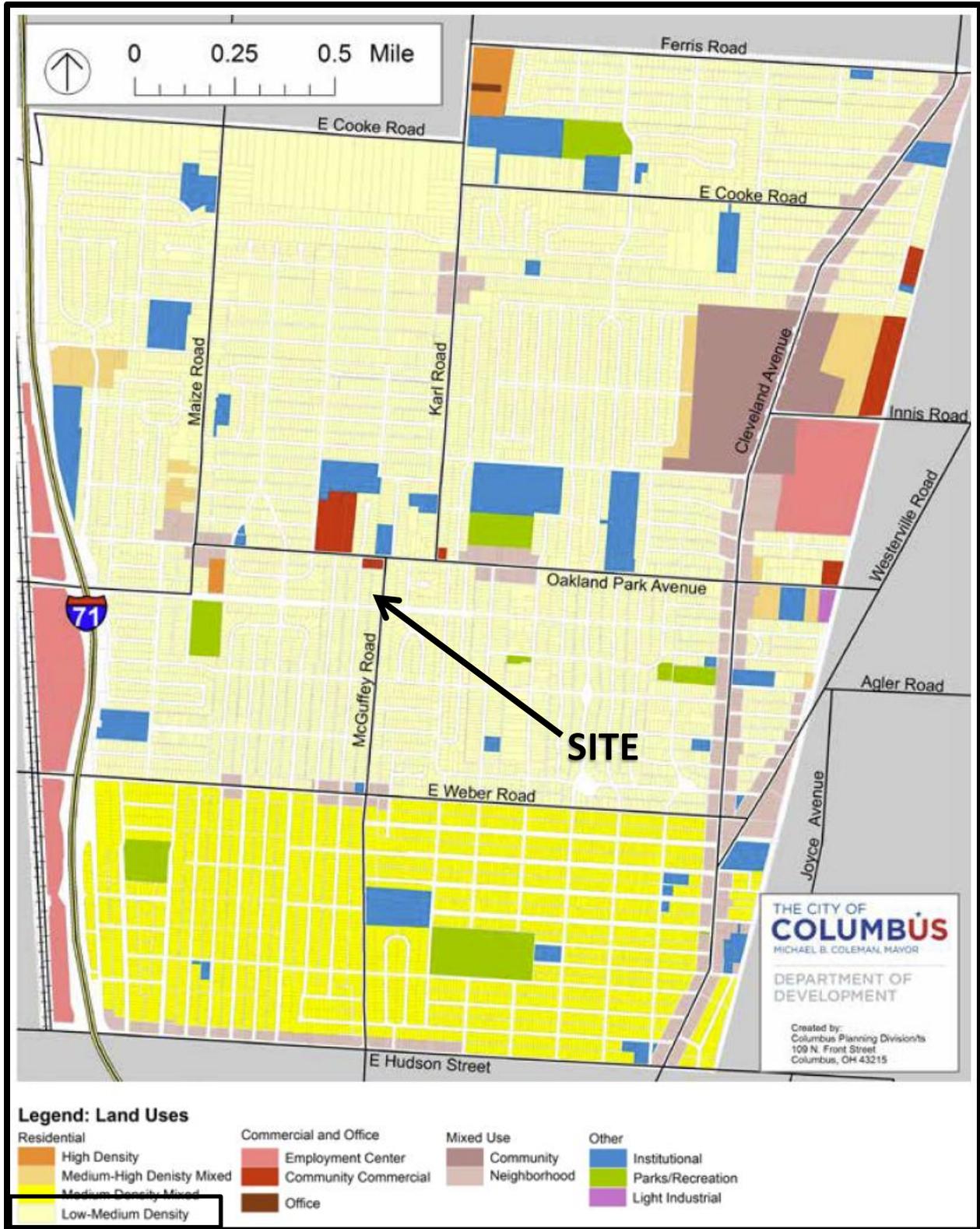
- The site consists of one undeveloped parcel in the R-3, Residential District. The requested Council Variance will split the lot and allow two, two-unit dwellings (one on each lot), and includes variances for reduced lot width from 50 to 42.02 feet.
- A Council variance is required because the R-3, Residential District prohibits two-unit dwellings as a primary residential land use.
- North and west of the site is undeveloped land in the R-3, Residential District. To the east and south are single-unit dwellings in the R-3, Residential District.
- The site is located within the boundaries of the *North Linden Neighborhood Plan Amendment* (2014), which recommends “Low-Medium Density Residential” land uses and includes early adoption of Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the North Linden Area Commission, 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 lot width.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

Staff supports the requested two-unit dwellings and reduced lot width as they are consistent with the Plan’s recommendation that new housing be consistent with surrounding densities and building types in the neighborhood, and notes that this request will not add an incompatible use as there are a mix of residential unit types in the area.



CV25-126
3165 McCuffey Rd.,
Approximately 0.25 acres



CV25-126
3165 McGuffey Rd.,
Approximately 0.25 acres



CV25-126
3165 McGuffey Rd.,
Approximately 0.25 acres



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

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 are seeking a variance to split the lot to develop a two unit dwelling (duplex) on each R3 lot. While the lot could be used for other purposes, this variance will increase the stock of high quality, affordable housing options available while maintaining the character of the neighborhood.

2. Whether the variance is substantial.

Yes No

This is a use variance.

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

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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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 variance would not adversely impact delivery of services and/or utilities.

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

Yes No

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

Yes No

This is a use variance.

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

Yes No

The City of Columbus is modernizing the zoning code written more than 70 years ago to reflect how our city has grown — and how people live, work, and move today. Granting this variance would be aligned with these initiatives.

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):

Please see attached.

Signature of Applicant

Carter West

Date

12-15-2025



*Healthy Homes is the affordable housing arm of Nationwide Children's Hospital's
Healthy Neighborhoods Healthy Families initiative.*

Statement in Support of Variance(s)

This site is located on McGuffey Rd., south of Oakland Park Ave. The parcel is zoned R-3, as is much of the North Linden Area Commission Area. The applicant proposes to split the lot to build a two (2) unit dwelling (duplex) and four surface parking spaces at the rear of each lot with parking accessed from the back alley, as depicted on the submitted site plan. The width of the lot is existing and does not meet the requirement under section 3332.05. The lot width is like other parcels in the area.

The proposed lot split to place a two-unit dwelling on each lot, was intentionally selected and will not detract from the character of the neighborhood. This structure conforms with other development in the area in respects to height and use. The proposed dwelling is intended to increase the stock of the high-quality, affordable housing options available to families earning between 50 and 80 percent of the Area Median Income.

Applicant requests the following variances:

North Lot:

1. Variance to R3 Permitted Uses: 3332.035.
2. Variance to [3332.05](#) (A) (4) Lot Width: lots are required to be 50' wide, lot width is 42.02'

South Lot:

1. Variance to R3 Permitted Uses: 3332.035.
2. Variance to [3332.05](#)(A)(4) Lot Width: lots are required to be 50' wide, lot width is 42.02'

Signature of Applicant

A handwritten signature in black ink, appearing to read "Cathy West", written over a horizontal line.

Date

01/27/2026

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

Case Number _____

Address _____

Group Name _____

Meeting Date _____

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:

Vote _____

Signature of Authorized Representative _____


Recommending Group Title _____

Daytime Phone Number _____

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 #: CV25-126

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 Gretchen West
of (COMPLETE ADDRESS) 3165 McGuffey Rd. Columbus, Ohio 43224

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. Gretchen West – Executive Director HNHF Realty Collaborative – Healthy Homes PO Box 77499 Columbus, Ohio 43207</p>	<p>2. CITY OF COLUMBUS 845 Parsons Ave. Columbus, Ohio 43206</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Gretchen West*

Sworn to before me and signed in my presence this 15th day of December, in the year 2025

Kimberly Y. Donston
SIGNATURE OF NOTARY PUBLIC

9-17-2029
My Commission Expires

Notary Seal Here



KIMBERLY Y. DONSTON
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
September 17, 2029

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