

TWO NEW DWELLING UNITS
769 S. 17TH STREET
COLUMBUS, OHIO 43206

PROJECT DESCRIPTION

THIS PROJECT WILL CONVERT AN EXISTING CONCRETE BLOCK GARAGE IN TO A STUDIO DWELLING UNIT AS WELL AS ADD A SECOND STUDIO UNIT ABOVE THE EXISTING GARAGE. THIS WILL RESULT IN A TOTAL OF THREE DWELLING UNITS ON THE PARCEL. BOTH NEW UNITS WILL BE 614 SQ. FT. A PIECE. THE SECOND STORY UNIT WILL BE FRAMED WITH 2x6 EXTERIOR WALLS AND OPEN WEB JOIST FRAMING FOR THE FLOOR AND THE ROOF.

PROJECT INFORMATION

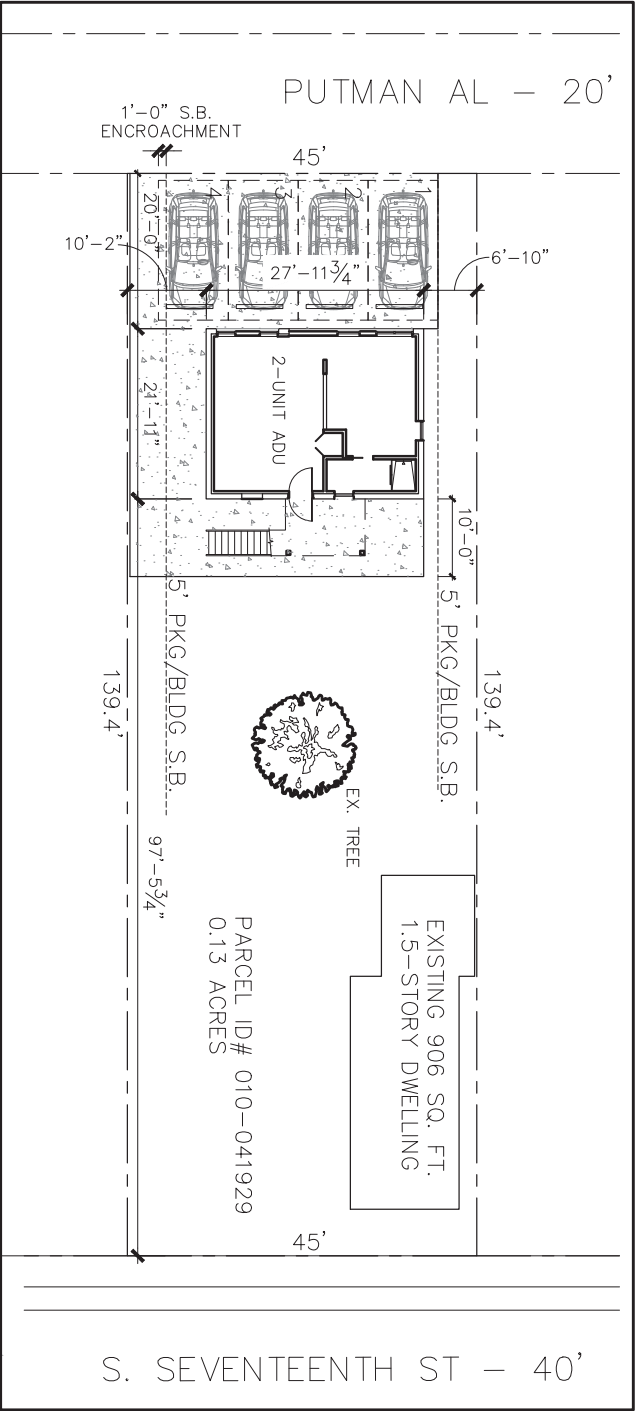
SITE ADDRESS	769 SOUTH 17TH ST COLUMBUS, OHIO 43206
OWNER	THERESA BARRON-CRESPO 2957 STELZER ROAD COLUMBUS, OHIO 43219
PARCEL ID #	010 - 041929
SITE AREA	0.13 ACRES (6,273 SQ. FT.)
ZONING	R2F

DRAWING INDEX

A010	PROJECT INFORMATION, SITE PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A201	WEST ELEVATION
A202	EAST ELEVATION
A203	NORTH ELEVATION
A204	SOUTH ELEVATION

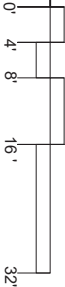


VICINITY MAP



1 SITE PLAN

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



TWO NEW DWELLING UNITS
769 SOUTH 17TH STREET
COLUMBUS, OHIO

CLIENT
TAKE A LOOK ESTATE
BROKERS
2957 STELZER ROAD
COLUMBUS, OHIO 43219



KDWdesign | build
32 North 17th Street
Columbus, Ohio 43203
614.126.10298

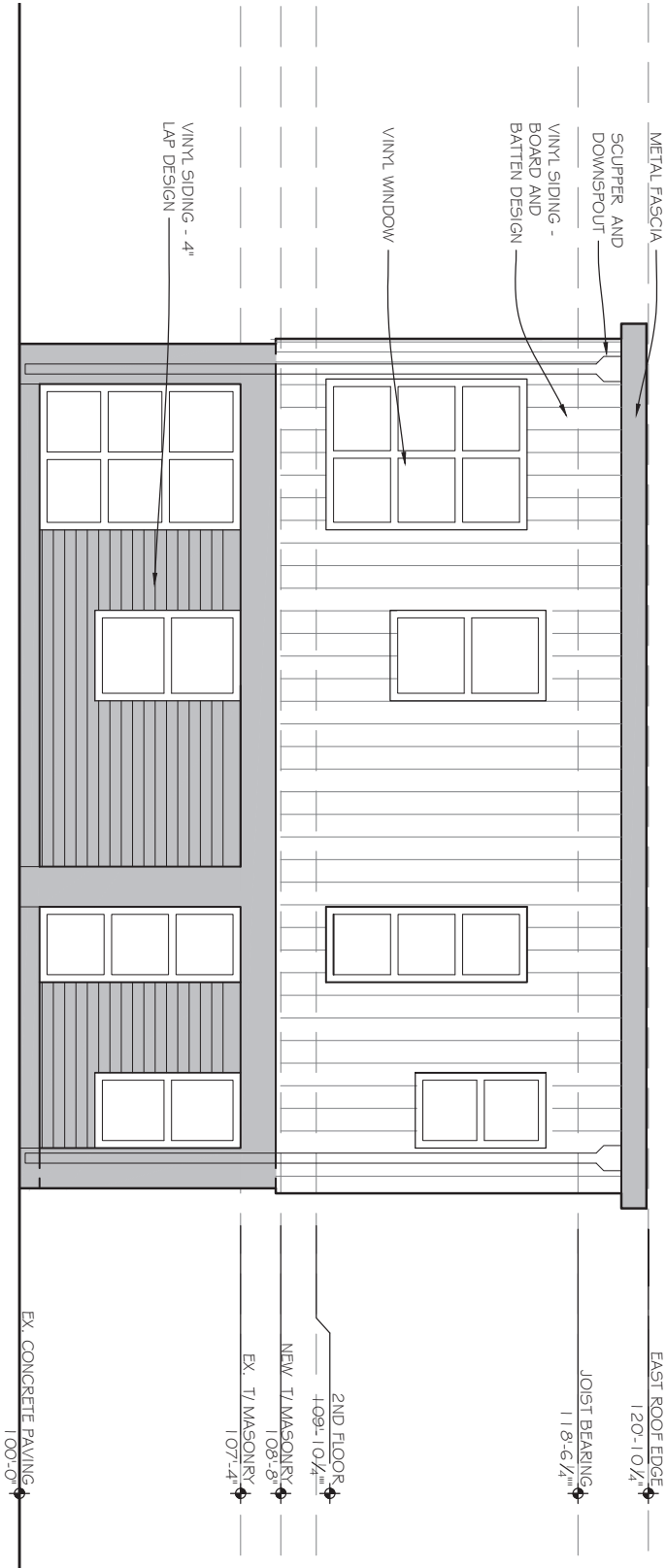
RELEASE DATE #
CV Application July 2, 2025

SITE PLAN

A010

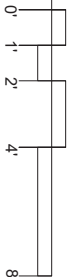
D:\24-026 769 S 17th ELEVATIONS-SECTIONS.dwg, 6/27/2025 10:32:32 AM

Final Elevations Received 7.2.2025; CV24-132; Sheet 1 of 4



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

A201

RELEASE DATE #
CV Application July 2, 2025

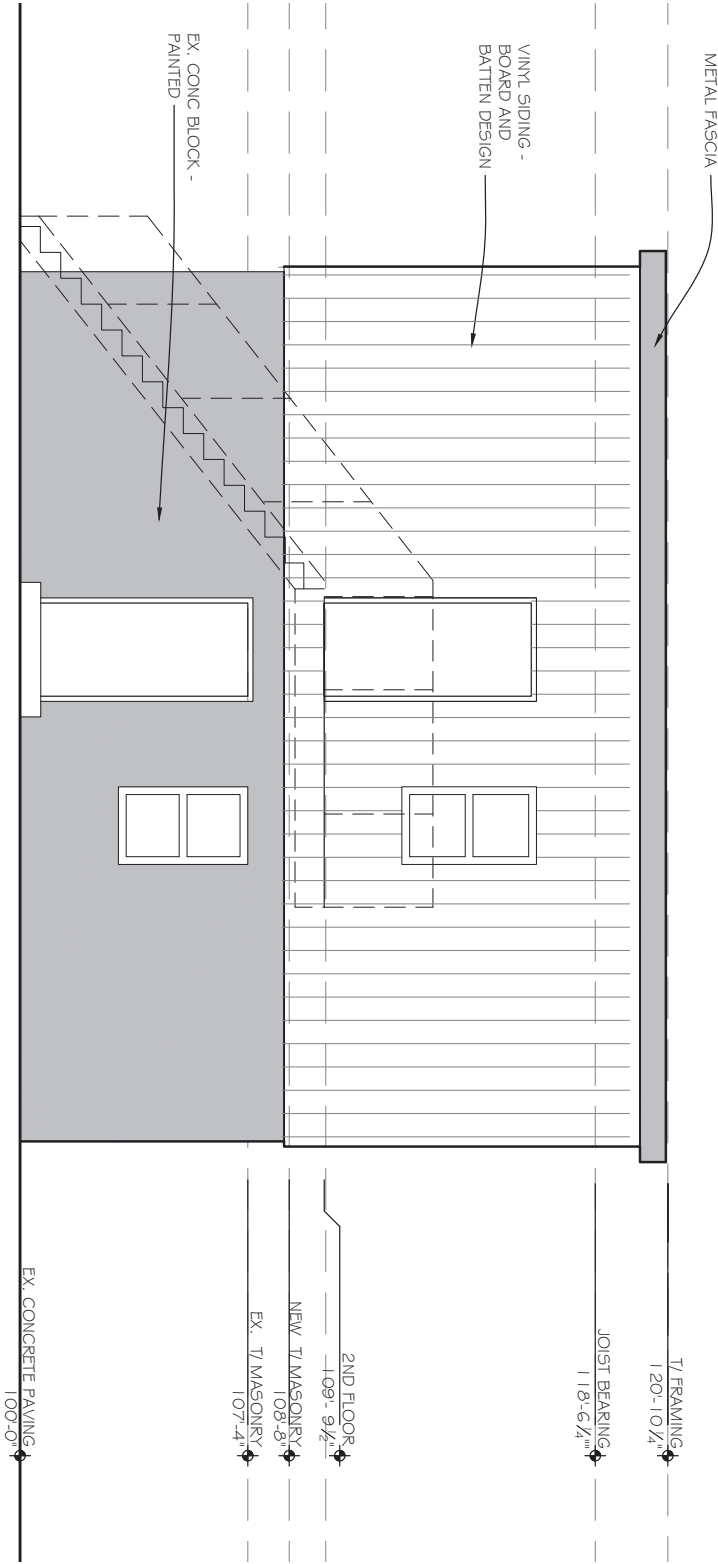
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Columbus, Ohio 43203
614 | 296 | 0298



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COLUMBUS, OHIO 43219

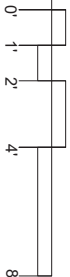
TWO NEW DWELLING UNITS
769 SOUTH 17TH STREET
COLUMBUS, OHIO

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1 | EAST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

A202

TWO NEW DWELLING UNITS
769 SOUTH 17TH STREET
COLUMBUS, OHIO

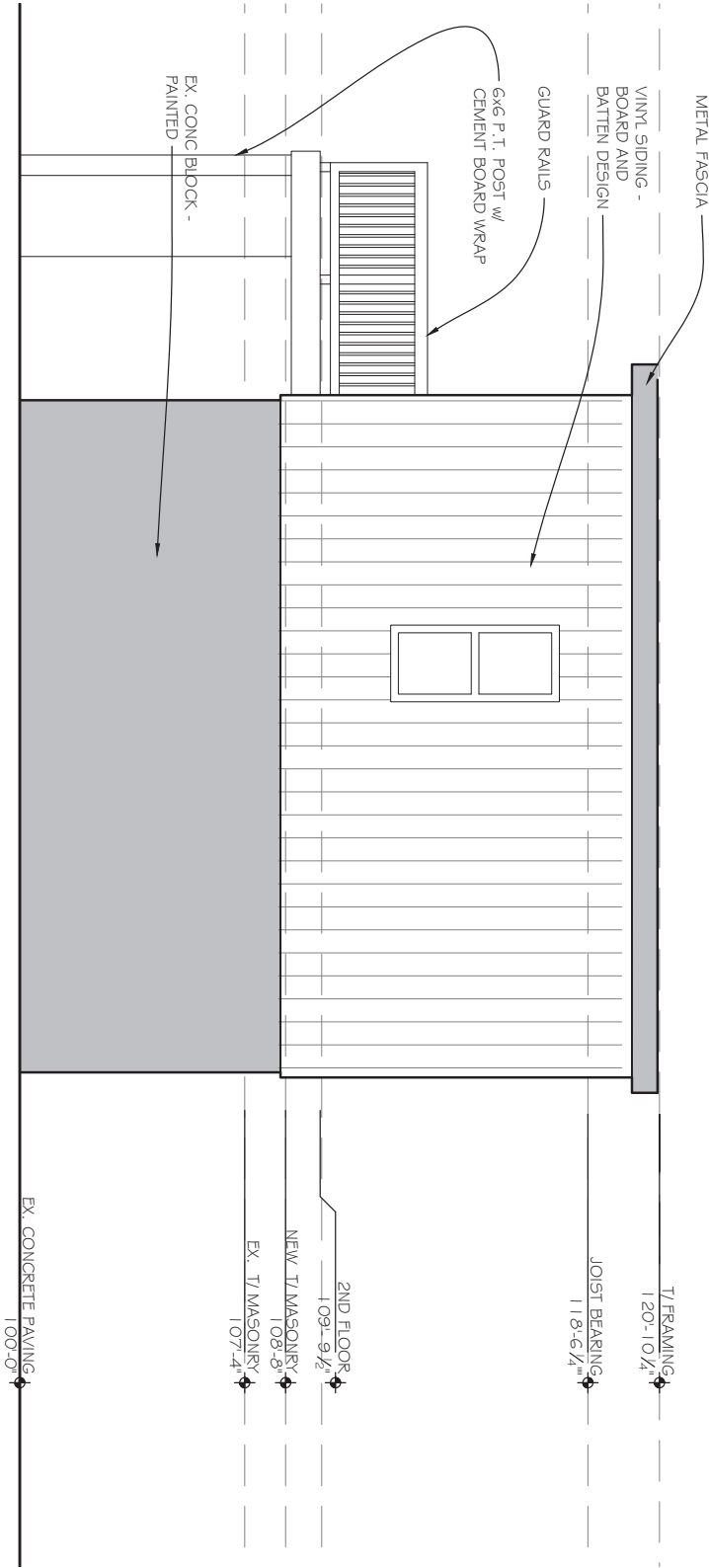
CLIENT
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BROKERS
2957 STELZER ROAD
COLUMBUS, OHIO 43219



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32 North 17th Street
Columbus, Ohio 43203
614 | 296 | 0298

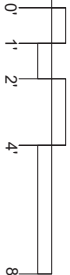
RELEASE DATE #
CV Application July 2, 2025

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1 | NORTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

A203

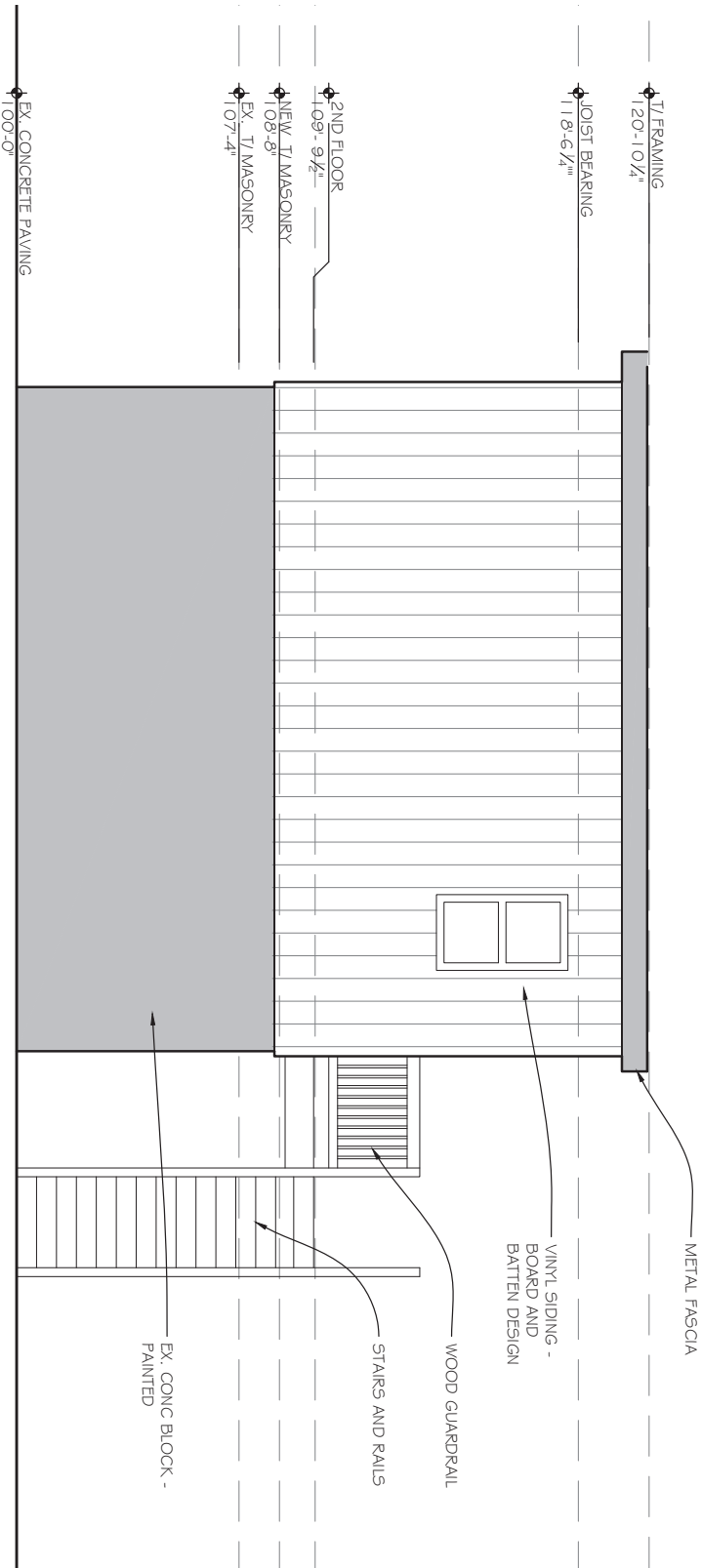
KDWD
design | build
32 North 17th Street
Columbus, Ohio 43203
614 | 296 | 0298



CLIENT
TAKE A LOOK ESTATE
BROKERS
2957 STELZER ROAD
COLUMBUS, OHIO 43219

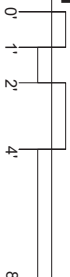
TWO NEW DWELLING UNITS
769 SOUTH 17TH STREET
COLUMBUS, OHIO

RELEASE DATE #
CV Application July 2, 2025



1 | SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



A204

SOUTH ELEVATION

RELEASE DATE #
CV Application July 2, 2025

KDWDesign | build
32 North 17th Street
Columbus, Ohio 43203
614 | 296 | 0298



CLIENT
TAKE A LOOK ESTATE
BROKERS
2957 STELZER ROAD
COLUMBUS, OHIO 43219

TWO NEW DWELLING UNITS
769 SOUTH 17TH STREET
COLUMBUS, OHIO

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

APPLICATION: CV24-132
Location: 769 S. 17TH ST. (43206), being 0.15± acres located on the west side of South 17th Street, 45± feet south of East Sycamore Street (010-041929; Columbus South Side Area Commission).
Existing Zoning: R-2F, Residential District.
Proposed Use: One single-unit dwelling and one two-unit dwelling on one lot.
Applicant(s): Theresa Barron; c/o Kelton Waller, Agent; 32 North 17th Street; Columbus, OH 43203.
Owner(s): Theresa Barron; 2957 Stelzer Road; Columbus, OH 43219.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The site is developed with a single-unit dwelling in the R-2F, Residential District. The requested Council variance will allow for the addition of a rear two-unit dwelling. Variances for reduced required parking from six spaces to four spaces; a reduced minimum lot width from 50 feet to 45± feet; a reduced lot area from 6,000 square feet to 2,025 square feet per dwelling unit; no frontage on a public street for the proposed two-unit dwelling; a reduced minimum side yard from five feet to zero feet along the northern property line for the existing single-unit dwelling; and no rear yard for the two-unit dwelling are also included in the request.
- A Council variance is required because the R-2F, Residential District allows a single-unit dwelling or a two-unit dwelling, but does not allow a single-unit dwelling and a two-unit dwelling on the same lot.
- North, south, east, and west of the site are a mix of single-unit dwellings and two-unit dwellings, all in the R-2F, Residential District.
- The site is within the planning area of the *Near Southside Plan* (2011), which recommends “Medium Density Mixed Residential” land uses for this location. Additionally, the Plan includes early 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 requested use, and support the variances for required parking, lot width, lot area, fronting, minimum side yard and rear yard.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The proposed two-unit dwelling is consistent with the *Near Southside Plan* (2011) recommendation of "Medium Density Mixed Residential" land uses at this location, and *Columbus Citywide Planning Policies* (C2P2) residential design guidelines which recommend new housing be compatible with nearby design and character, and consistent with nearby home designs. Staff is supportive of the parking reduction variance due to the presence of on-street parking, and the walkable development pattern of 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

Without a variance, the benefit of a 3rd unit would be permissable, thus denying housing for another household. Optimal utilization of the site would be prevented

2. Whether the variance is substantial.

☒ Yes ☐ No

The occupants of the units need places to park. The 2nd story construction cannont existing within the 15' height limit for a garage.

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

There will be no change whatsoever to front 70% of the property. Vegetation and distance limit visibility of the new constnction from 17th St. The new constnction is 20' from the alley, thus minimizing impact to line of sight from the neighbors.

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

☐ Yes ☒ No

The footprint of the existing garage will not change. No impact / interruption will occur to municipally provided services.

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

☐ Yes ☒ No

These restrictions were not made known to the owner at the time of purchase as the intentions for the site did not include this application at the time of purchase.

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

☐ Yes ☒ No

The owner looks to develop this site to create housing opportunities. The site as zoned places limitations on the site and limits the owner's options for creating housing.

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

☒ Yes ☐ No

The proposal maximizes the the amount of availalbe parking within the parcel so as to minimize potential impact ot on-street parking. Lines of sight are imacted only long the far west end of the site along Putnam Alley. Studio units are intined for no more than 2 persons apiece to minimize activity.

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 Theresa Barron-Cray

Digitally signed by Theresa Barron-Cray
Date: 2024.07.17 19:41:03 -04'00'

Date July 8, 2024

VARIANCES

CV24-132 - 769 SOUTH 17TH STREET

COMMUNITY GROUP:
SOUTH SIDE AREA COMMISSION

CC 3332.037
R2F PERMITS 1-2 DWELLING UNITS

3 DWELLING UNITS ARE PROPOSED

CC 3312.49
2 OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT

THREE UNITS REQUIRE 6 PARKING SPACES. 4 ARE PROPOSED.

SOUTHERNMOST SPACE ENCROACHES SETBACK BY 1'-0".

CC3332.19
FRONTING TO ALLOW THE 2-UNIT ADU TO FRONT ON AN ALLEY

CC3332.05(A)(4)
REDUCE LOT WIDTH REQUIREMENT FROM 50' TO 45'

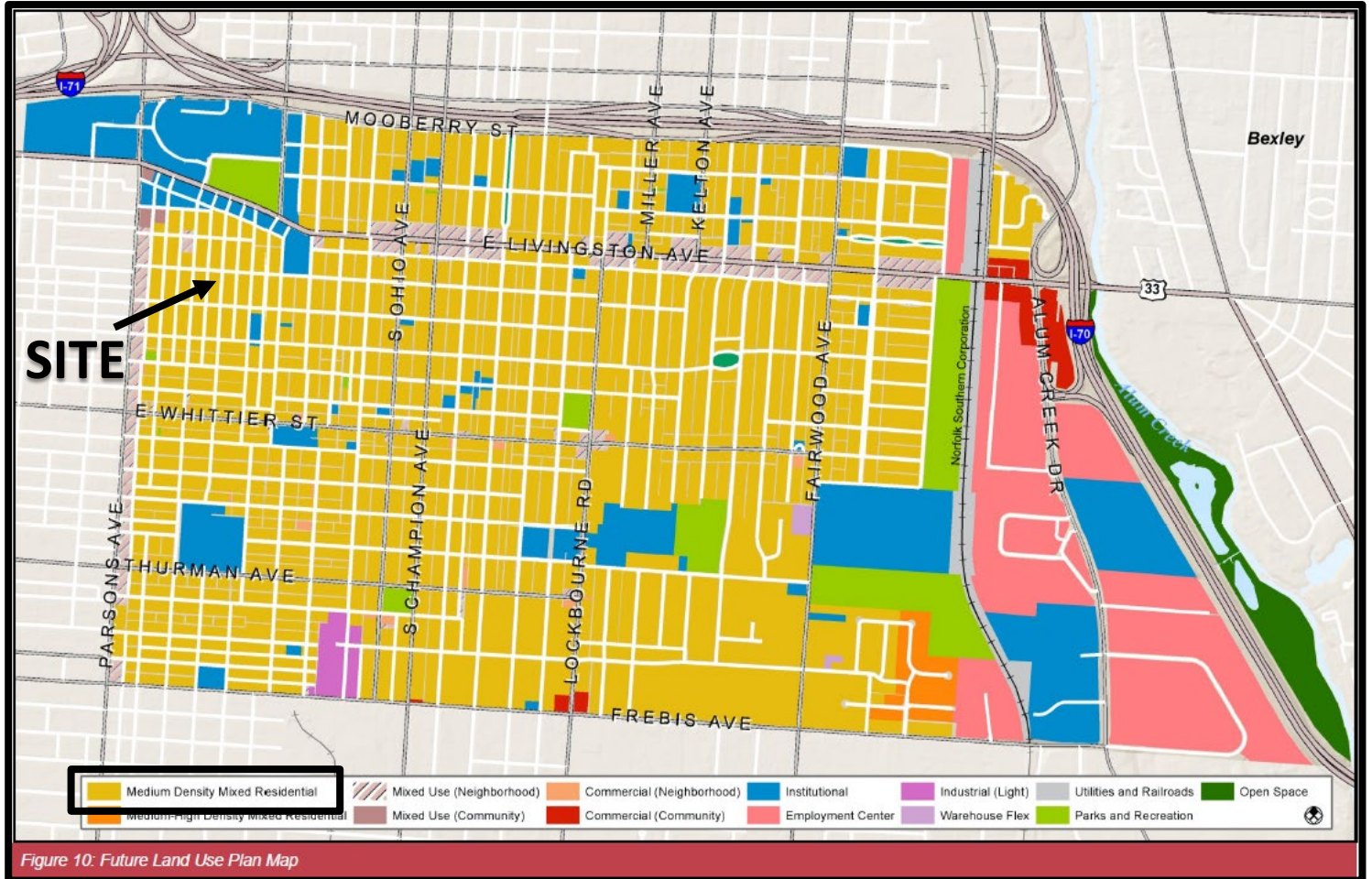
CC3332.14
R-2F
A SINGLE FAMILY DWELLING REQUIRES A SITE AREA OF 6,000 SF
A 2-STORY 2-FAMILY DWELLING UNIT REQUIRES 3,000 SF PER UNIT. PER ALLOWABLE
CALCULATION THIS LOT HAS AN AREA OF 6,075 SF

CC3332.27
THE REAR YARD FOR EACH DWELLING IS REQUIRED TO BE 25%. THE ADU YARD IS 0%

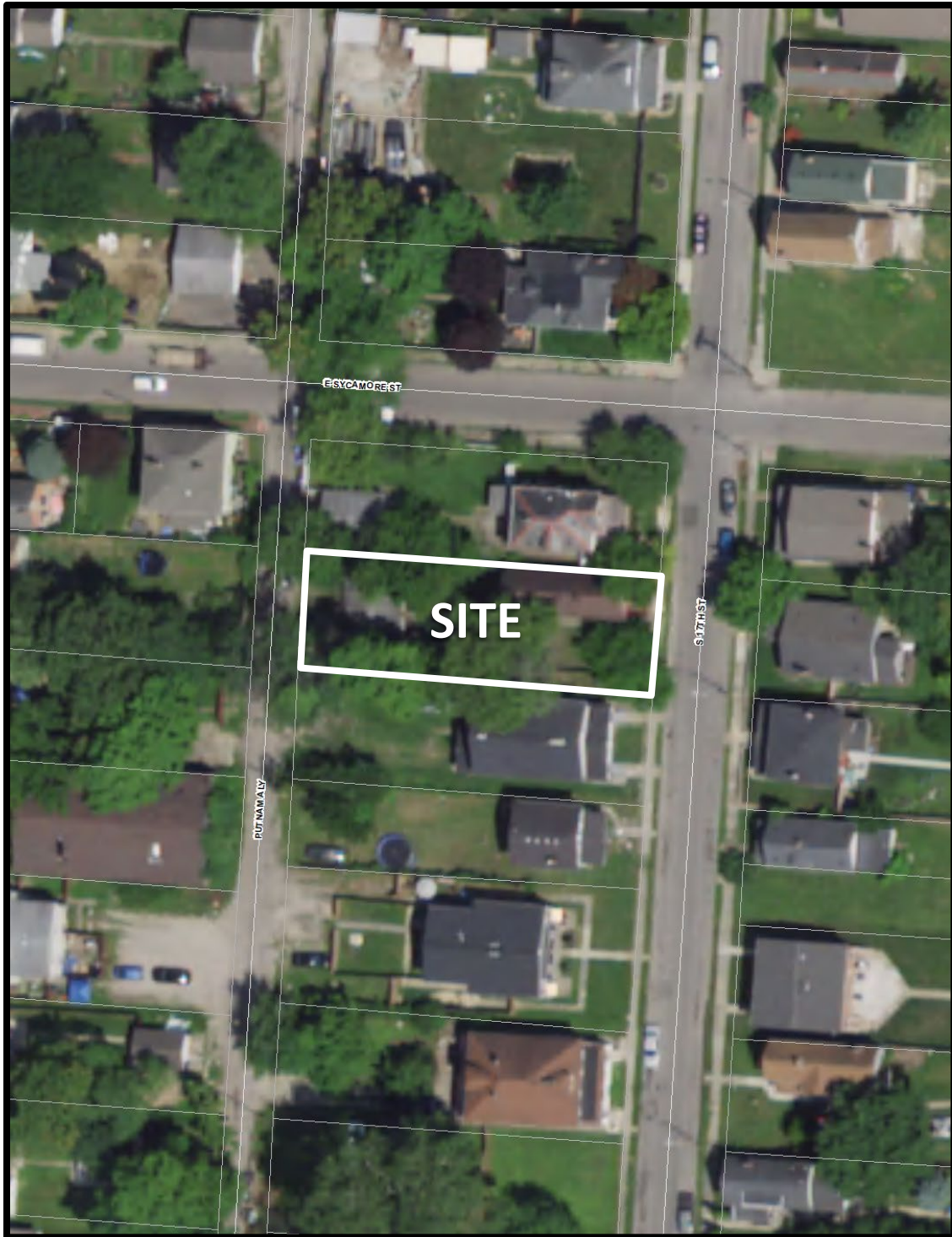
CC3332.26 - MINIMUM SIDE YARD SET BACK
TO REDUCE THE MINIMUM SIDE YARD SETBACK FROM 5'-0" TO 0' ALONG THE
NORTH PROPERTY LINE FOR THE EXISTING DWELLING.



CV24-132
769 S. 17th St.
Approximately 0.15 acres



CV24-132
769 S. 17th St.
Approximately 0.15 acres



CV24-132
769 S. 17th St.
Approximately 0.15 acres

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

Case Number	<u>CV24-132</u>
Address	<u>769 SOUTH 17TH STREET</u>
Group Name	<u>COLUMBUS SOUTH SIDE AREA COMM.</u>
Meeting Date	<u>December 17, 2024</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

Approved all variances as recommended by city staff review.

Vote	<u>7-0-1</u>
Signature of Authorized Representative	<u>Kathryn F. Green</u> <small>Digitally signed by Kathryn F. Green Date: 2024.12.17 20:04:07 -05'00'</small>
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

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-132

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)

of (COMPLETE ADDRESS)

Theresa M BARROW
3847 Bernard Pl Col OH 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

1. <u>Theresa Barrow</u> <u>3847 Bernard Pl</u> <u>Columbus OH 43224</u>	2.
3.	4.

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

SIGNATURE OF AFFILIANT

Sworn to before me and signed in my presence this 31st day of July, in the year 2025

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

March 10th, 2029
My Commission Expires



MEGAN NICOLE MCKENZIE
Notary Public
State of Ohio
My Comm. Expires
March 10, 2029

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