

Final Site Compliance Plan # _____			
DPS Improvements in the Right-of-Way			No DPS Improvements in the Right-of-Way
Drawer E# or Storm CC#	R/W Permit	Other associated plans	

SITE ANALYSIS EXISTING CONDITIONS		SITE ANALYSIS WITH PROPOSED CHANGES	
Total Site Area:	6,650 sqft	Total Site Area:	6,650 sqft
Existing Detached Garage	1,430 sqft	New Detached Garage	1,530 sqft
Percent of Rear Yard	42%	Percent of Rear Yard	45%
Garage Takes Up	1,465 sqft	Garage Takes Up	1,465 sqft
Exit House	2,895 sqft (43.5%)	Exit House	2,995 sqft (45.0%)
Total Structures on Site	3,700 sqft (55.6%)	Total Structures on Site	3,880 sqft (57.8%)
Total Impervious Surface		Total Impervious Surface	

GENERAL NOTES

1. A SURVEY OF THE PROPERTY IS REQUIRED BEFORE STARTING CONSTRUCTION. ALL LOT LINES MUST BE MARKED BY A LICENSED LAND SURVEYOR.

DIVISION OF POWER / ELECTRICAL NOTES:

• The Division of Power (DOP) may have overhead and underground primary, secondary, and street lighting of this work location. The contractor is hereby required to contact OUPs at 811 or 1-800-362-2764 forty-eight hours prior to conducting any activity within the construction area.

• If any electric facility belonging to DOP is damaged in any manner by the contractor, its agents, servants, or employees, and requires emergency repairs, the DOP Dispatch Office should be contacted immediately at (614) 645-627. DOP shall make all necessary repairs and the expense of such repairs and other related costs shall be paid by the contractor to the Division of Power, City of Columbus, Ohio.

PROJECT TITLE

PERMIT PLANS FOR A REMODEL TO AN EXISTING GARAGE AND NEW DRIVEWAY

GENERAL ZONING INFORMATION

Address: 1558 E. LONG ST. Columbus, OH 43203

Parcel ID Numbers: 010-01-7873-00

Zoning Classification: R3

Height Category: Residential

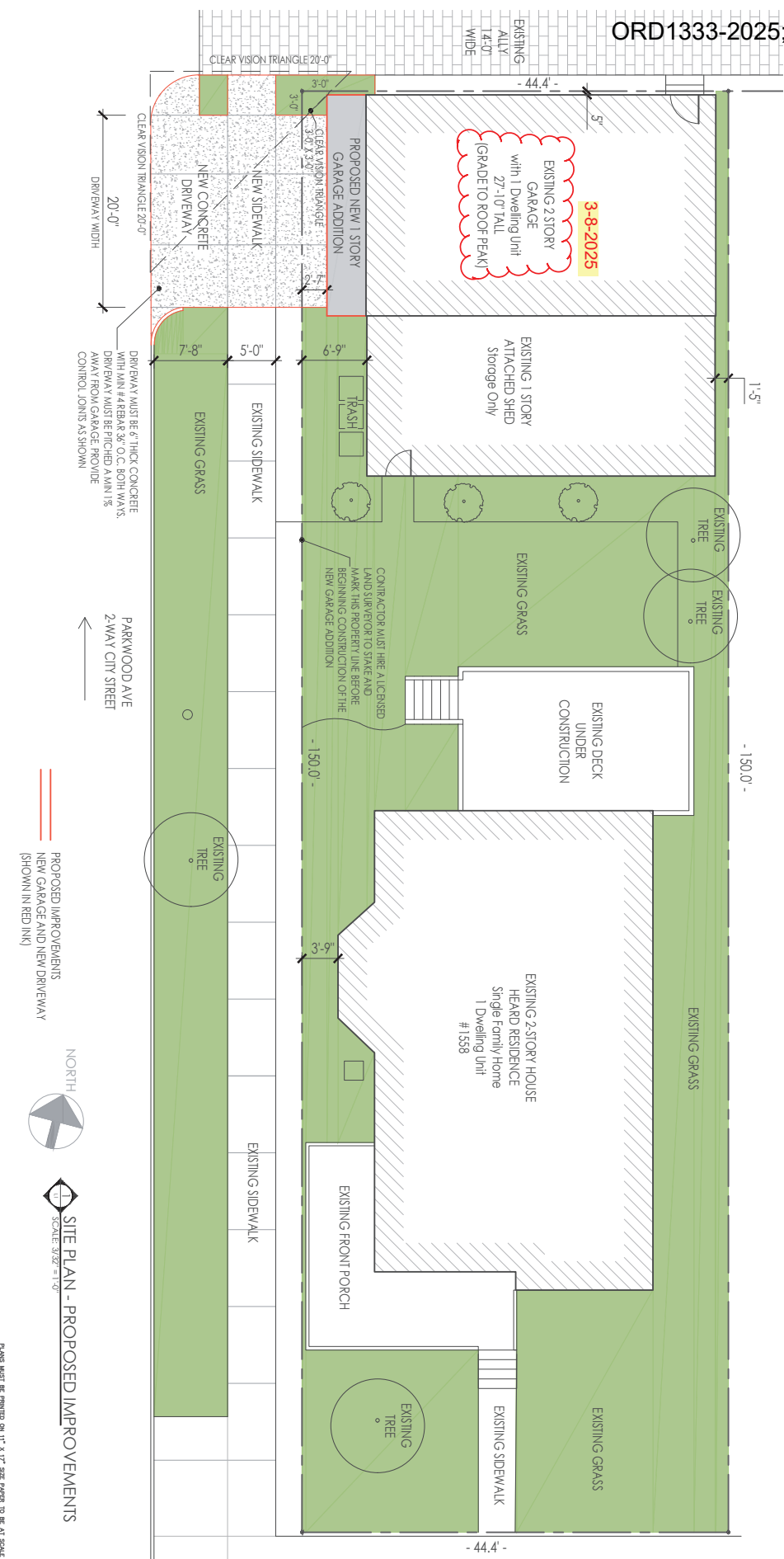
Height District: H-35

Commercial Overlay: None

Ordinance: 181-74

Existing Land Use: Single Family House and detached garage

Total Site Area: 6,300 sqft



CV25-003 FINAL RECEIVED 3/8/2025 PAGE 1 OF 1

PROJECT TITLE: REMODEL AN EXISTING GARAGE AND BUILD A NEW DRIVEWAY

HEARD RESIDENCE 1558 E. LONG ST COLUMBUS, OH 43203

SHEET TITLE: SITE PLAN

PROJECT # 24-0024

DESIGNED BY: WELLS

CHECKED BY: WELLS

SHEET DATE:

1. I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Ohio. I am not providing any services or performing any work that is outside the scope of my license. I am not providing any services or performing any work that is outside the scope of my license.

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WILLIAM WELLS ARCHITECT

614.702.3100

53 E. 4th Ave #8356 Columbus, OH 43215

www.WellsandCompanyArchitects.com

STATE OF OHIO

WILLIAM WELLS ARCHITECT

Expiration Date: 12/31/2025

SHEET NO. L1

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

APPLICATION:	CV25-003
Location:	1558 E. LONG ST. (43203) , being 0.16± acres at the northeast corner of East Long Street and Parkwood Avenue (010-017873; Near East Area Commission).
Existing Zoning:	R-3, Residential District.
Proposed Use:	Two single-unit dwellings on one lot.
Applicant(s):	Sarah Heard; 1558 East Long Street; Columbus, OH 43203.
Property Owner(s):	The Applicant.
Planner:	Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with two single-unit dwellings in the R-3, Residential District. The requested Council variance will conform the existing carriage house on the north side of the lot and allow for its expansion.
- A Council variance is required because the R-3, Residential District does not allow two single-unit dwellings on one lot.
- To the north, south, east, and west are single-unit dwellings in the R-3, Residential District.
- The site is located within the planning boundaries of the *Near East Area Plan* (2005), which does not include a specific land use recommendation at this location.
- 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 the proposed use with regards to the reduction in required parking, lot width, building setbacks, vision clearance, lot area, side yards, and rear yard.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested Council variance will conform the existing carriage house on the north side of the lot and allow for its expansion. Staff supports the request as the proposed use is consistent with the residential character of the neighborhood and does not introduce an incompatible use to the area.



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

Existing garage does not meet code.

2. Whether the variance is substantial.

☐ Yes ☒ No

The variance is not substantial. It is a minor change to meet code. There will only be expansion of the 1st floor 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

This will not affect adjoining properties nor change the aesthetics of the neighborhood. The house immediately across the street has the identical setup, with an entrance to the driveway and garage from the street.

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

☐ Yes ☒ No

This will not affect delivery of any services.

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

☐ Yes ☒ No

We were unaware that the garage could not fit both of our vehicles upon purchase and therefore did not know that is not in compliance with Zoning Laws.

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

☐ Yes ☒ No

Without the variance this property will be in noncompliance with Zoning Laws. We would like to bring the property into compliance and improve personal and property safety.

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

☒ Yes ☐ No

The new garage will be improved and brought into compliance, and safer

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):

Variance for Vision Clearance 3321.05(B)(1): Variance to reduce the 10-foot required triangle to 3'-0"

Variance needed for 3332.22 Building lines on corner lots. Variance to reduce from the required 8.9' to 2.6'

Variance needed for Maximum Side Yards 3332.25: Variance to reduce from the required 8.9' to 4'

Variance needed for Minimum Side Yard 3332.26: Variance to reduce from the required 3' wide to 2.6' on the west side and 1.4' on the existing east side. Variance to R3 Permitted Uses 3332.035, to allow two 1-unit dwellings on 1 lot in the R3 district. 3332.13, R-3 area district

requirements, requires each single-unit dwelling to have a lot of no less than 5,000 square feet; and only a portion of a skinny lot like this can count toward density per 3332.18C, therefore the variance request is to allow two 1-unit dwellings on a 5,914sq' lot. Lot Width 3332.05(A)(4): 50-foot wide lot is required, whereas the existing lot is 44.4' wide. Rear Yard: The rear yard for each dwelling needs to account for at least 25% of the lot, 3332.27; whereas the south dwelling has a 20% Rear Yard and the north dwelling unit has a 0% Rear Yard. 3312.49. Off-street parking spaces: 2 off-street parking spaces are required per dwelling; whereas as there is currently only 1 off-street parking space for the entire lot. We are requesting 1 additional off-street parking space within the garage (two total spaces)

Signature of Applicant Sarah Heard

Date 1/8/25

LIST OF VARIANCES FROM STATEMENT OF HARDSHIP REITERATED BELOW FOR CLARITY:

3321.05(B)(1); Variance needed for Vision Clearance: There is a 10-foot clear vision triangle at the new corner of the lot. Variance is needed to reduce the 10-foot triangle to 3'-0".

3332.22; Variance needed for Building lines on corner lots. Variance to reduce from the required 8.9' to 2.6'.

3332.25; Variance needed for Maximum Side Yards: Variance to reduce from the 8.9' to 4'.

3332.26; Variance needed for Minimum Side Yard: Variance to reduce from the required 3' wide to 2.6' on the west side and 1.4' on the existing east side.

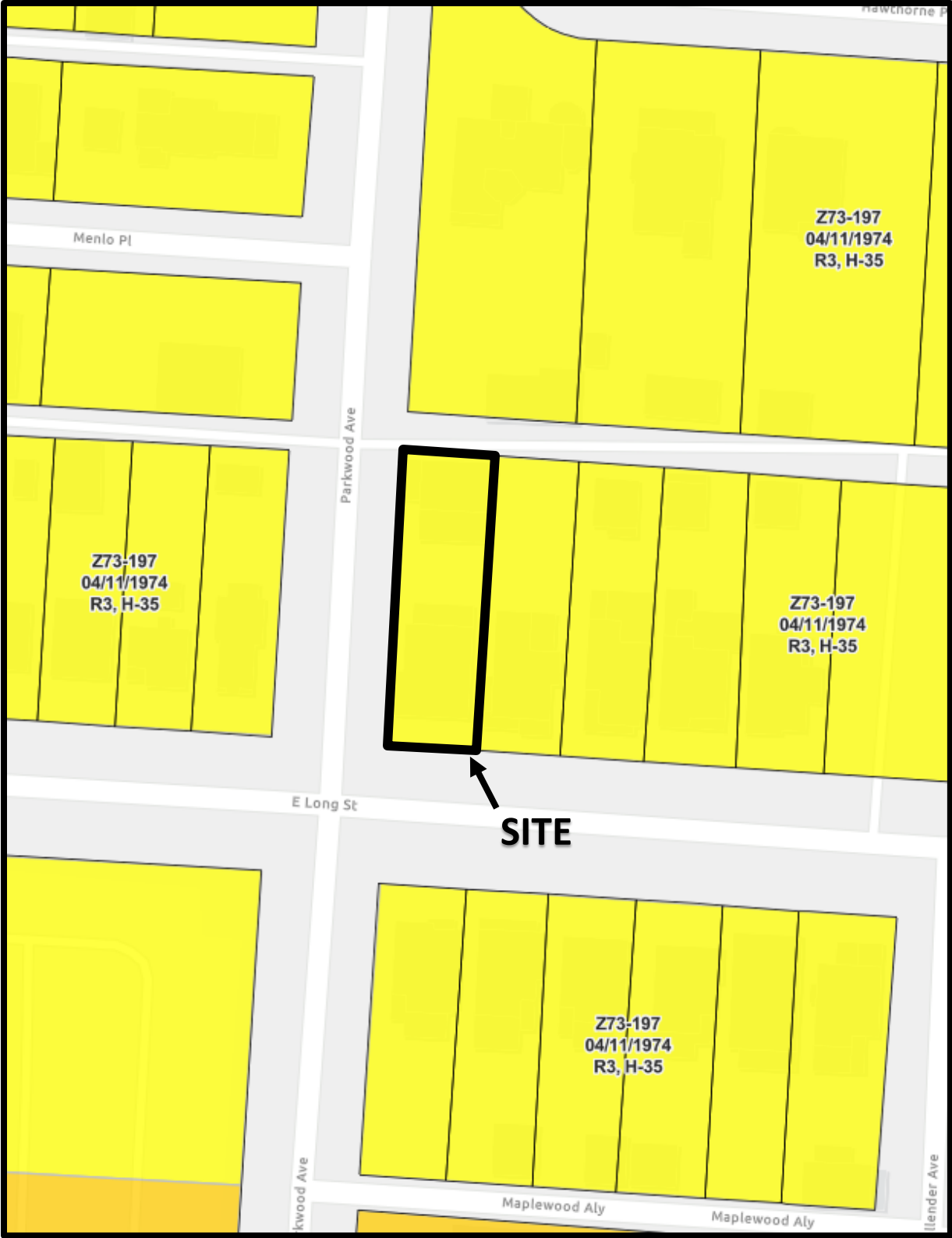
3332.035; R3 Permitted Uses, to allow two 1-unit dwellings on 1 lot in the R3 district.

3332.13; R-3 area district requirements, requires each single-unit dwelling to have a lot of no less than 5,000 square feet; and only a portion of a skinning lot like this can count toward density Per 3332.18(C), therefore the variance request is to allow two 1-unit dwellings on a 5,914sq' lot.

3332.05(A)(4); Lot Width, 50-foot wide lot is required, whereas the existing lot is 44.4' wide. Rear Yard: The rear yard for each dwelling needs to account for at least 25% of the lot,

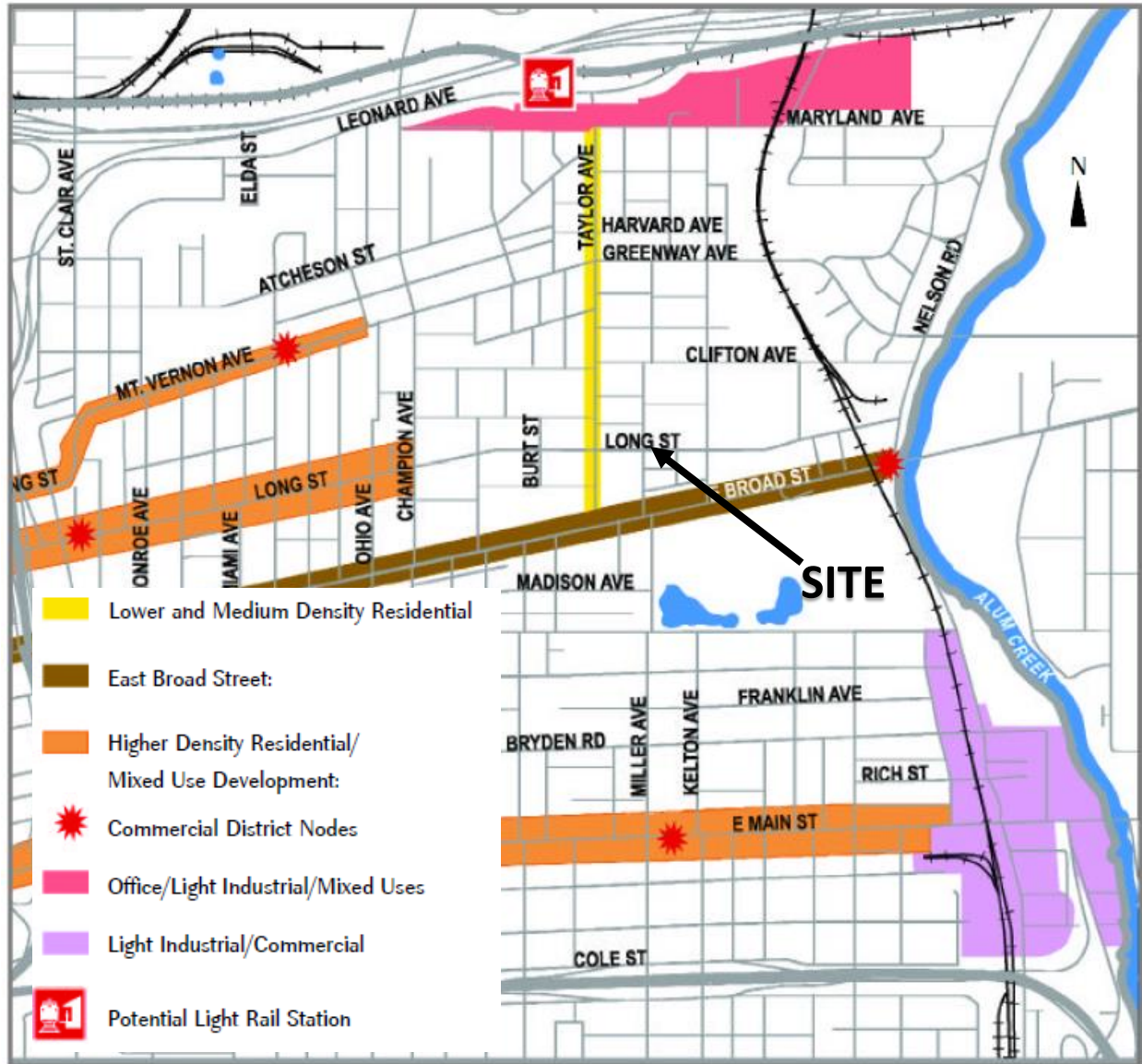
3332.27; Rear yard, whereas the south dwelling has a 20% Rear Yard and the north dwelling unit has a 0% Rear Yard.

3312.49; Required parking, 2 off-street parking spaces are required per dwelling; whereas as there is currently only 1 off-street parking space for the entire lot required. We are requesting 1 additional off-street parking space within the garage (two total spaces).



CV25-003
1558 E. Long St.
Approximately 0.16 acres

NEAR EAST AREA PLAN (2005)



CV25-003
1558 E. Long St.
Approximately 0.16 acres



CV25-003
1558 E. Long St.
Approximately 0.16 acres

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

Case Number CV25-003

Address 1558 E LONG STREET

Group Name NEAR EAST AREA COMMISSION

Meeting Date 2/20/2025

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 12-0-1

Signature of Authorized Representative Nathan S. Y. Yum

Recommending Group Title NEAC

Daytime Phone Number 614-753-3894

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.



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AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-003

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) Sarah Heard
of (COMPLETE ADDRESS) 1558 E. Long St. Columbus, OH 43203

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. Sarah Heard 614-402-2245 1558 E. Long St, Columbus, OH 43203 (O)	2.
3.	4.

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

SIGNATURE OF AFFIANT Sarah Heard

Sworn to before me and signed in my presence this 10th day of January, in the year 2025

Sarah E. Miller
SIGNATURE OF NOTARY PUBLIC

7/21/2029
My Commission Expires

Notary Seal Here



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