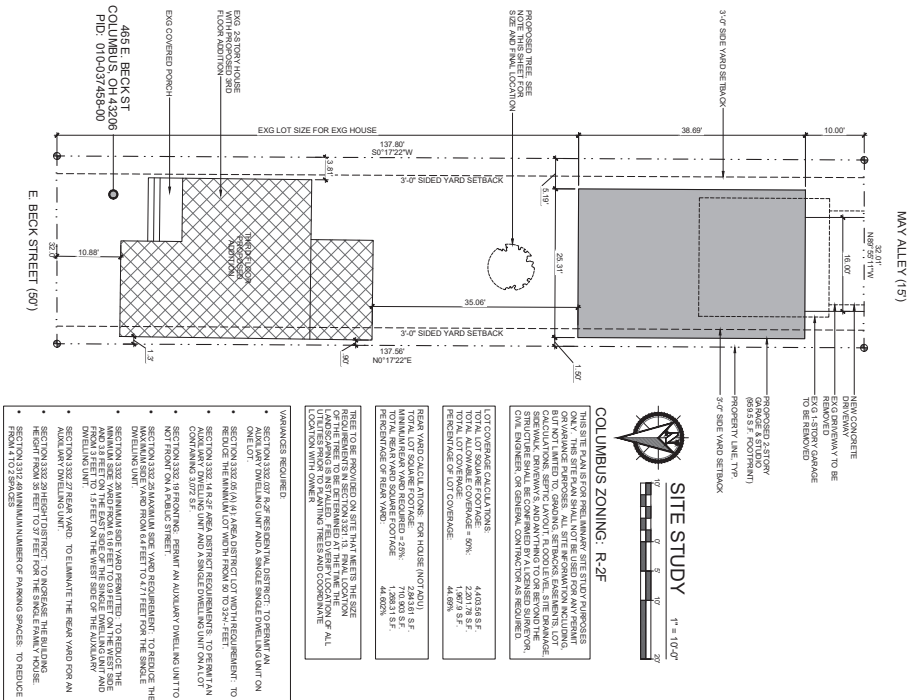




Jeffrey L. Brown
10-29-25

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

APPLICATION: CV25-075
Location: 465 E. BECK ST. (43206), being 0.10± acres located on the south side of East Beck Street; 65± feet east of Beech Street (010-037458; Columbus South Side Area Commission).
Existing Zoning: R-2F, Residential District.
Proposed Use: Two single-unit dwellings on one lot.
Applicant(s): Michael Brown; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Owner(s): Michael Brown; 465 East Beck Street; Columbus, OH 43206.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a single-unit dwelling and a detached garage in the R-2F, Residential District. The requested Council variance will allow the existing detached garage to be replaced with an accessory dwelling unit.
- Variances for a reduction in the required parking from four to two spaces; a reduced lot width from 50 feet to 32 feet; a reduced lot area from 6,000 square feet per dwelling unit to 3,072 square feet for both dwelling units; no frontage on a public street for the proposed accessory dwelling unit; a reduced maximum side yard from 6.4 feet to 4.71 feet for the existing single-unit dwelling; a reduced minimum side yard from 6.16 feet to 0.9 feet along the western property line and from 6.16 feet to 3.8 feet along the eastern property line for the existing single-unit dwelling; a reduced minimum side yard from three feet to 1.5 feet along the western property line for the proposed accessory dwelling unit; no rear yard for the proposed accessory dwelling unit; and an increased height from 35 feet to 37 feet to allow a third-floor addition for the existing single-unit dwelling are also included in this request.
- A Council variance is required because the R-2F district only allows one single-unit dwelling or one two-unit dwelling per lot.
- North, south, east, and west of the site are single-unit dwellings all in the R-2F, Residential District.
- The site is located within the boundaries of the *South Side Plan* (2014) which recommends “Medium-High Density Residential” land uses at this location. Additionally, the Plan includes the early adoption of *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 request, and supports the variances for reduced required parking, lot width, lot area, fronting, maximum side yard, minimum side yard, rear yard, and increased building height.

CITY DEPARTMENTS' RECOMMENDATION: Approval

Staff note the proposal is consistent with both the Plan's and C2P2 design guidelines. Additionally, Staff supports the proposed parking reduction variance due to the availability of on-street parking.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

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

The property may continue to be used as a single family house.

2. Whether the variance is substantial.

☐ Yes ☐ No

It depends on which variance you are reviewing. See attached sheet.

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 neighborhood already has lots which contain more than one dwelling. The applicant wants to raise the roof to increase the height of the unfinished attic of the existing building and add an auxiliary dwelling unit which will be a combination of a garage and a dwelling unit. The essential character of the neighborhood which is residential will not be substantially altered and the adjoining properties will not suffer a substantial detriment as a result of these variances.



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

☐ Yes ☒ No

Governmental services are already provided to the site.

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

☐ Yes ☒ No

The property owner was not aware of these zoning restrictions when he purchased the house.

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

☐ Yes ☒ No

A variance is the only way to resolve these zoning issues.

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

☒ Yes ☐ No

see attached sheet.

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):

see attached sheet.

Signature of Applicant

[Handwritten signature]
[Handwritten signature]

Date

10/29/25
8/18/25

Statement of Hardship

Factor 2

Section 3332.037 use request: to permit an auxiliary dwelling unit and a single family dwelling unit on the same lot

Section 3332.05(A)(4) lot width 50 to 32 feet existing condition 36% reduction

Section 3332.14 square footage from 6,000 sq. ft. to 3,072 sq. ft. existing condition 51% reduction

Section 3332.19 Fronting: permit an auxiliary dwelling unit to not front on a public street

Section 3332.25 Maximum side yard 6.4 feet to 4.71 feet 26% reduction

Section 3332.26 Minimum side yard 6.16 feet to 0.9 feet and 3.8 feet for house 84% reduction

3 feet to 1.5 feet for auxiliary dwelling 50% reduction

Section 3332.27 rear yard eliminate rear yard for auxiliary dwelling unit 100% reduction

Section 3332.29 Height District 35 to 37 feet 6% increase

Section 3312.49 parking from 4-2 50% reduction

Factor 7

The existing house is a two story house with an unfinished attic. The homeowner wants to raise the roof to create a usable third floor. He also wants to demolish the existing garage and replace it with a new two story building that would have a two car garage with a living space next to the garage and a studio with a bedroom on the second floor.

The existing zoning of R-2F does not permit two dwellings on a single lot (Section 3332.037). The existing width of the lot at 32 feet does not meet the zoning code (Section 3332.05(A)(4) nor does the existing square footage of the lot meet the zoning minimum of 6,000 square feet (Section 3332.14). Due to the raising of the roof to make the attic usable space, the sideyards are increased for the house although the existing sideyards for the house are not changing (Sections 3332.25 and 3332.26).

By adding the auxiliary dwelling unit you create two rear yards one for the house and one for the auxiliary dwelling units. (Section 3332.27) There is not sufficient room on the existing lot for two rear yards. The house itself would meet the rear yard requirement if the auxiliary dwelling was just a garage. Even though the auxiliary dwelling fronts on the alley, the zoning code requires a dwelling unit to front on a public street.

The property owner is providing two garage parking spaces which is sufficient for the homeowner.

In the older portions of Columbus there were often carriage houses along the alley with a stable below and living quarters above. Several of the variance reflect the existing lot conditions and others are the result of the auxiliary dwelling unit and raising the roof of the single family house. There is sufficient separation from the property lines for the new building which is now a modern version of a carriage house. The spirit and intent behind these zoning requirements will be observed because the side yards are still being provided and substantial justice will be done by allowing the homeowner to efficiently use his property.

Conclusion

The homeowner wants to recreate a carriage house along the alley by adding an auxiliary dwelling units (Section 3332.037 R-2F Residential District). The existing lot does not meet the lot width 32 not 50 feet (Section 3332.05(A)(4) Area District Lot Width Requirement) nor lot area (Section 3332.14 R-2F Area District Requirements) 3,072 sq. ft. instead of 6,000 sq. ft. Since the homeowner wants to raise the roof to make the unfinished attic usage there is a change in height from 35 to 37 feet (Section 3332.29 Height District) which also increases the side yard from a maximum of 6.4 feet to 4.71 (Section 3332.25 Maximum side yard) and the minimum side yard 6.16 to 0.9 and 3.8 feet for the house and 3 to 1.5 feet for the auxiliary dwelling. The rear yard is being eliminated for the auxiliary dwelling rear (Section 3332.27 Rear Yard). There is still sufficient open space between the house and the auxiliary dwelling unit. The parking spaces are being reduced from 4 to 2 spaces which meets the need of the homeowner (Section 3312.49 Minimum Number of Parking Spaces Required). Although the auxiliary fronts on the alley, the zoning code requires a dwelling unit to front on a public street. Alley access was common in the older parts of the City. If this building was only an garage, then there is no fronting issue.

The variance request is the only way to resolve this issue and the homeowner was not aware of these requirements when he bought the house. These variances will not adversely affect governmental services which are already at the site. The existing residential character of the neighborhood would not be substantially altered with these variances nor would adjoining properties suffer a substantial detriment as a result of these variances.

Variance List
465 East Beck Street

Section 3332.037 R-2F Residential District: to permit an auxiliary dwelling unit and a single dwelling unit on one lot;

Section 3332.05(A)(4) Area District Lot Width Requirement: to reduce the minimum lot width from 50 to 32 ± feet;

Section 3332.14 R-2F Area District Requirements: to permit an auxiliary dwelling unit and a single dwelling unit on a lot containing 3,072 sq. ft.;

Section 3332.19 Fronting: permit an auxiliary dwelling unit to not front on a public street;

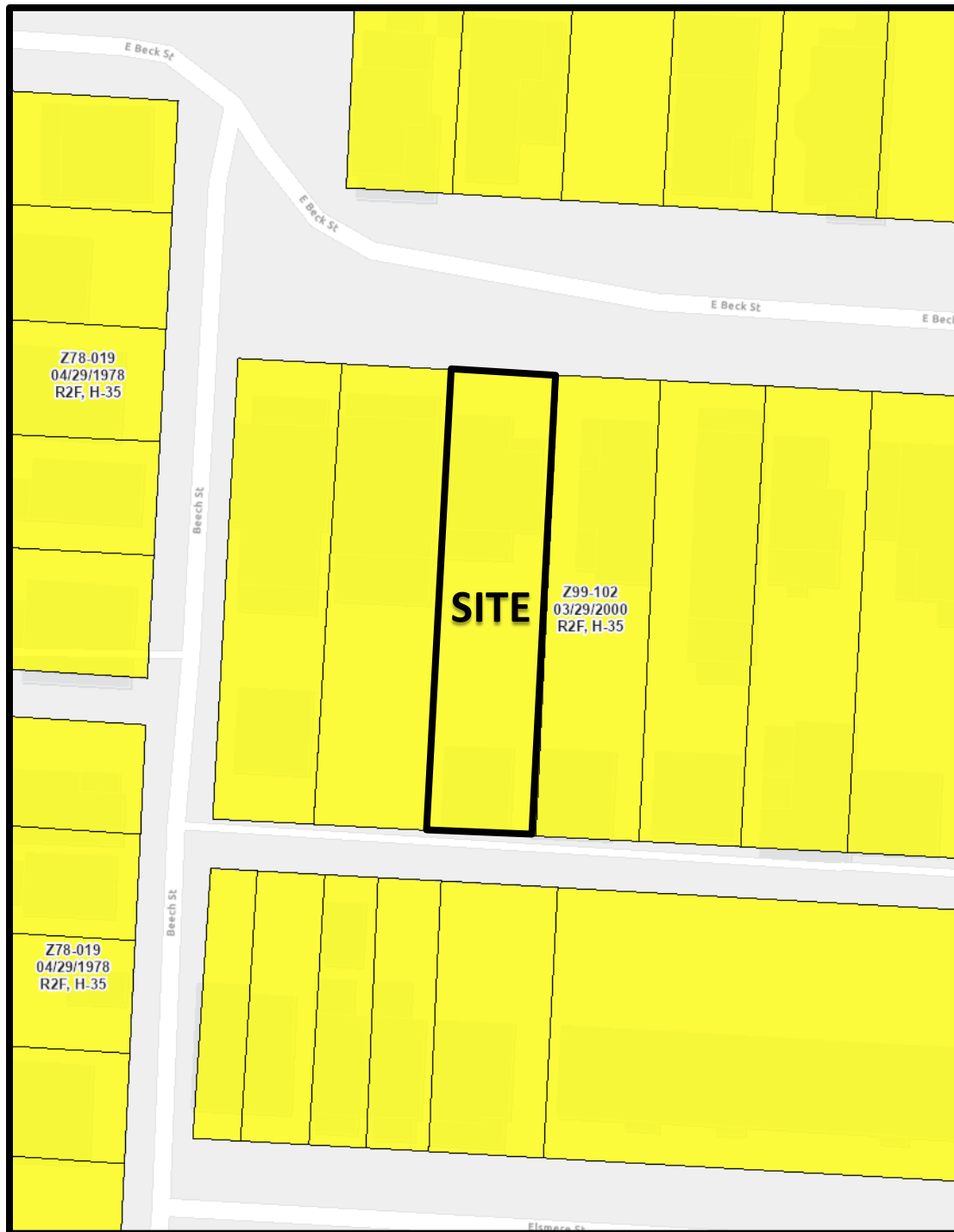
Section 3332.25 Maximum Side Yard Requirement: to reduce the maximum side yard from 6.4 feet to 4.71 feet for the single dwelling unit;

Section 3332.26 Minimum Side Yard Permitted: to reduce the minimum side yard from 6.16 feet to 0.9 feet on the west side and 3.8 feet on the east side of the single dwelling units and from 3 feet to 1.5 feet on the west side of the auxiliary dwelling unit;

Section 3332.27 Rear Yard: to eliminate the rear yard for an auxiliary dwelling unit;

Section 3332.29 Height District: to increase the building height from 35 to 37 feet for the single family house;

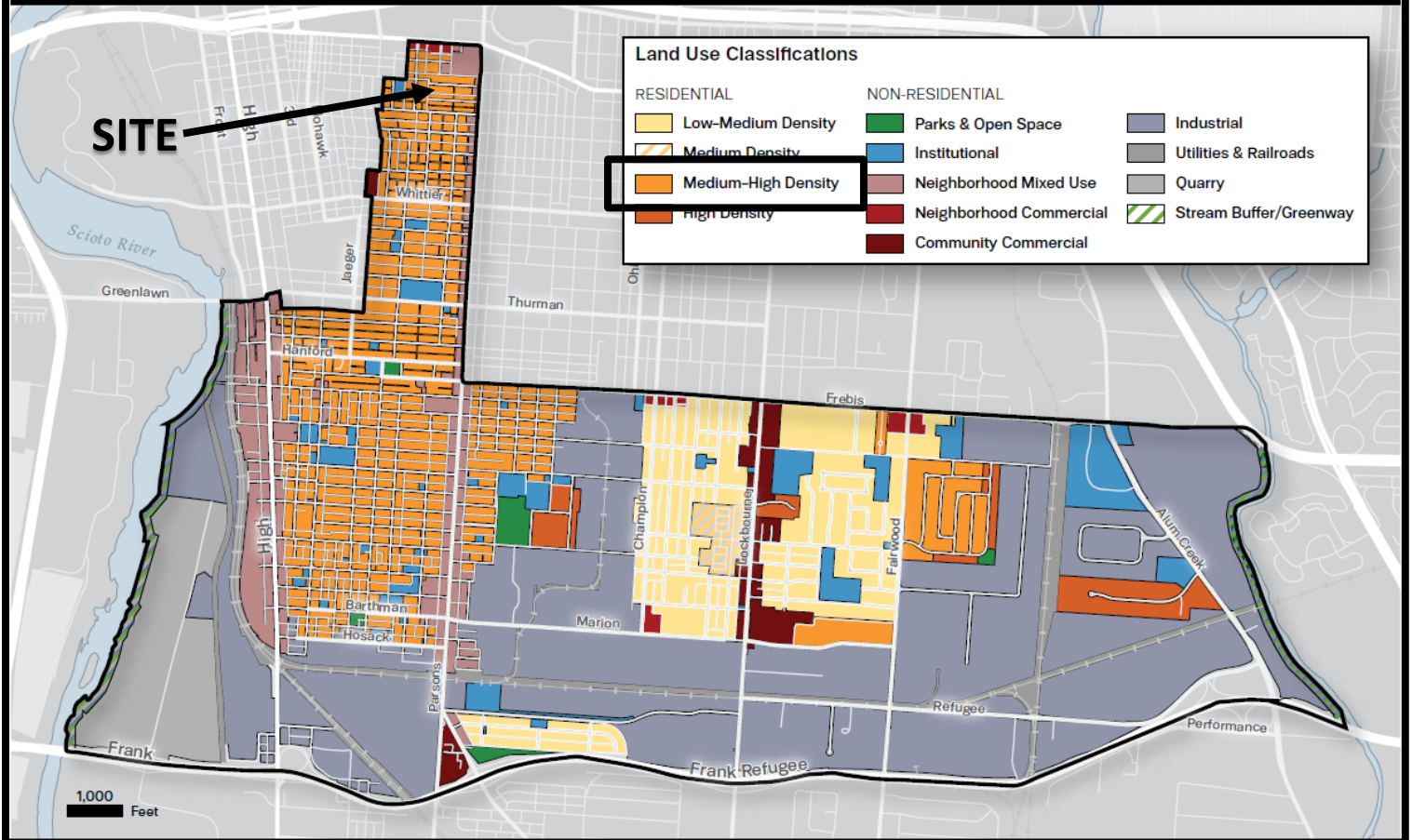
Section 3312.49 Minimum Number of Parking Spaces Required: to reduce from 4 to 2 spaces.



CV25-075
465 E. Beck St.
Approximately 0.10 acres

COLUMBUS PLANNING DIVISION

SOUTH SIDE PLAN

FIGURE 8: FUTURE LAND USE PLAN

CV25-075
 465 E. Beck St.
 Approximately 0.10 acres



CV25-075
465 E. Beck St.
Approximately 0.10 acres

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

Case Number	<u>CV25-075</u>
Address	<u>465 E BECK STREET</u>
Group Name	<u>COLUMBUS SOUTHSIDE AREA COMM.</u>
Meeting Date	<u>October 21, 2025</u>
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:

Commissioners agree that the variances requested in this variance application are reasonable and approve the variance application.

Vote	<u>10-0-0</u>
Signature of Authorized Representative	<u>Kathryn F. Green</u> Digitally signed by Kathryn F. Green Date: 2025.10.21 20:31:49 -04'00'
Recommending Group Title	<u>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.



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-075

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) Jeffrey L. Brown

of (COMPLETE ADDRESS) 37 West Broad Street STE 460 Columbus, OH 43215

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. Michael Brown 614-378-3510 465 East Beck Street Columbus, OH 43206. No Columbus based employees.	2.
3.	4.

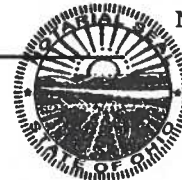
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 18th day of August, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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