

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

APPLICATION: **CV25-044**
Location: **1625 ABERDEEN AVE. (43211)**, being 0.16± acres located on at the southwest corner of the intersection of Aberdeen Avenue and Greenwich Street (010-059479; North Linden Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Healthy Linden Homes VI, LLC, c/o Emily Long Rayfield; PO Box 77499; Columbus, OH 43207.
Property Owner(s): Healthy Linden Homes VI, LLC, c/o Emily Long Rayfield; PO Box 77499; Columbus, OH 43207.
Planner: Phil Ashear; 614-645-1719; PJAshear@Columbus.gov

BACKGROUND:

- The 0.16± acre site consists of one undeveloped parcel in the R-3, Residential District. The applicant proposes to develop the site with a four-unit dwelling, as demonstrated on the submitted site plan. Variances to reduce the required parking from six to four spaces, the building line along Greenwich Street from ten to 7.5 feet, and the minimum side yard from five to 3.5 feet are included in the request.
- North and west of the site are single-unit dwellings in the R-3, Residential District. To the east is a religious facility in the R-3, Residential District. To the south are single and two-unit dwellings in the R-3, Residential District and P-1, Private Parking District.
- The site is located within the planning area of the *North Linden Neighborhood Plan Amendment* (2014), which recommends “Medium Density Mixed Residential” land uses at this location.
- The site is located within the boundaries of the North Linden Area Commission, whose recommendation is for approval.
- Staff recognizes that there are practical difficulties demonstrated for the standard variances included in the request.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested variances are consistent with the *North Linden Neighborhood Plan’s* land use recommendation of “Medium Density Mixed Residential” land uses at this location. Staff note the site is also in close proximity to an existing transit corridor along Cleveland Avenue. The proposal is also consistent with the City’s objective of creating more housing in all areas of the city.

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

2. Whether the variance is substantial.

Yes No

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

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

Yes No

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

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

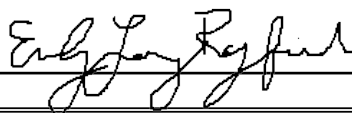
Yes No

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



Date

Healthy Homes

Statement in Support of Variance(s)

The site is located on Aberdeen Ave, West of Cleveland Avenue on the corner Aberdeen Ave and Greenwich St. The parcel is zoned R-3, as is much of the North Linden Area Commission area. The applicant proposes to build a four (4) unit dwelling and four surface parking spaces at the rear of the lot with parking accessed from the back alley, as depicted on the submitted site plan.

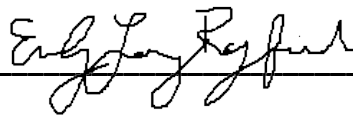
The applicant proposes a reduced building line setback from the east and west property line. Additionally, the applicant proposes reduced parking spaces from 6 to 4, as the lot can only fit four parking spaces.

The proposed four-unit dwelling was intentionally designed and will not detract from the character of the neighborhood. The proposed dwelling is intended to increase the stock of high-quality, affordable housing options available to families earning between 50 and 80 percent of Area Median Income.

Applicant requests the following variances:

- Variance to R3 Permitted Uses: 3332.035
- Variance to Building Line 3332.22 from the east property line/street right of way line to reduce from 10' to 7.5'
- ☐ Variance to Minimum Side Yard 3332.26 to reduce the west side yard from 5' to 3.5'
- Variance to Required Parking 3312.49, to reduce from 6 to 4 spaces

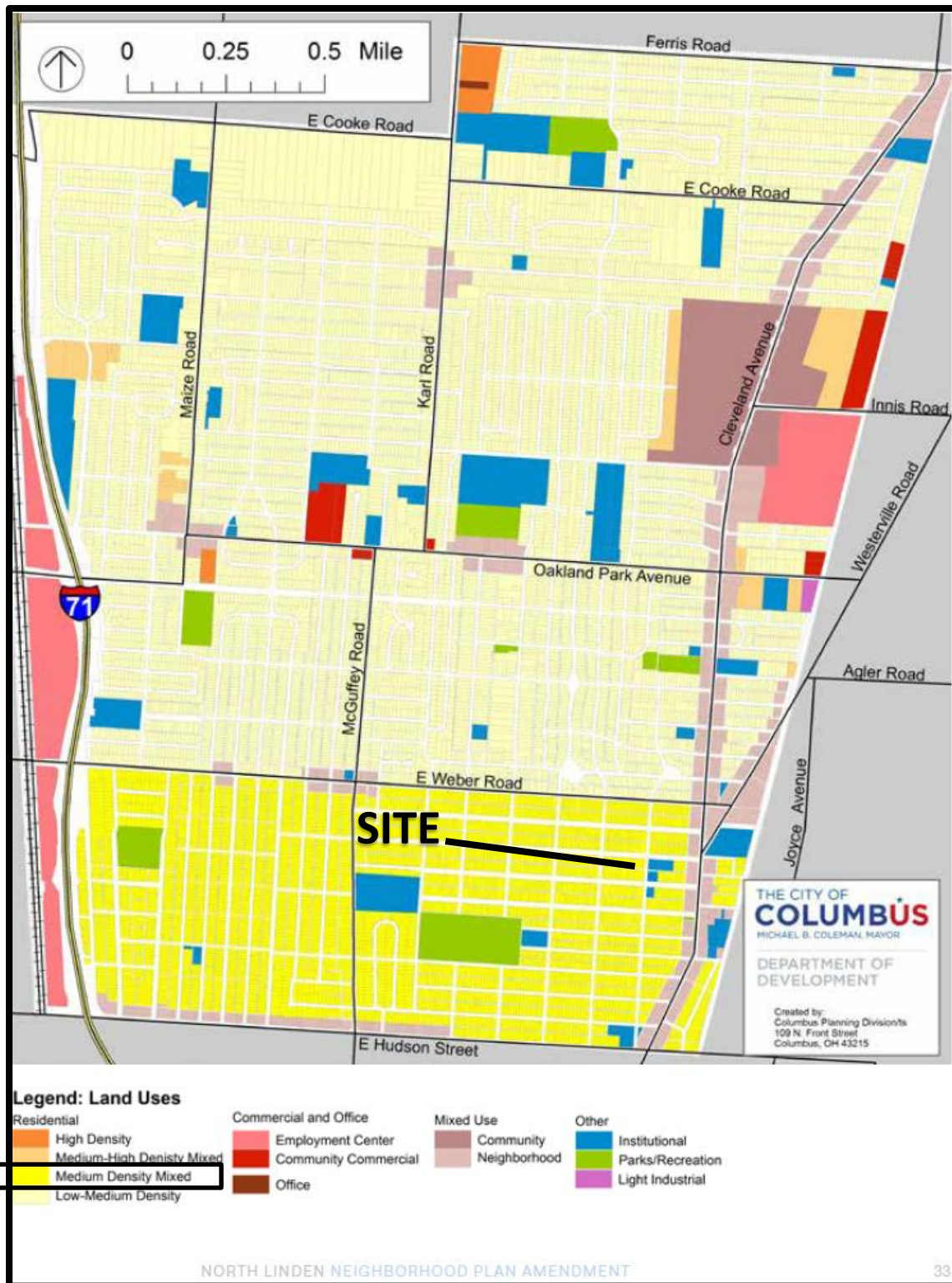
Signature of Applicant



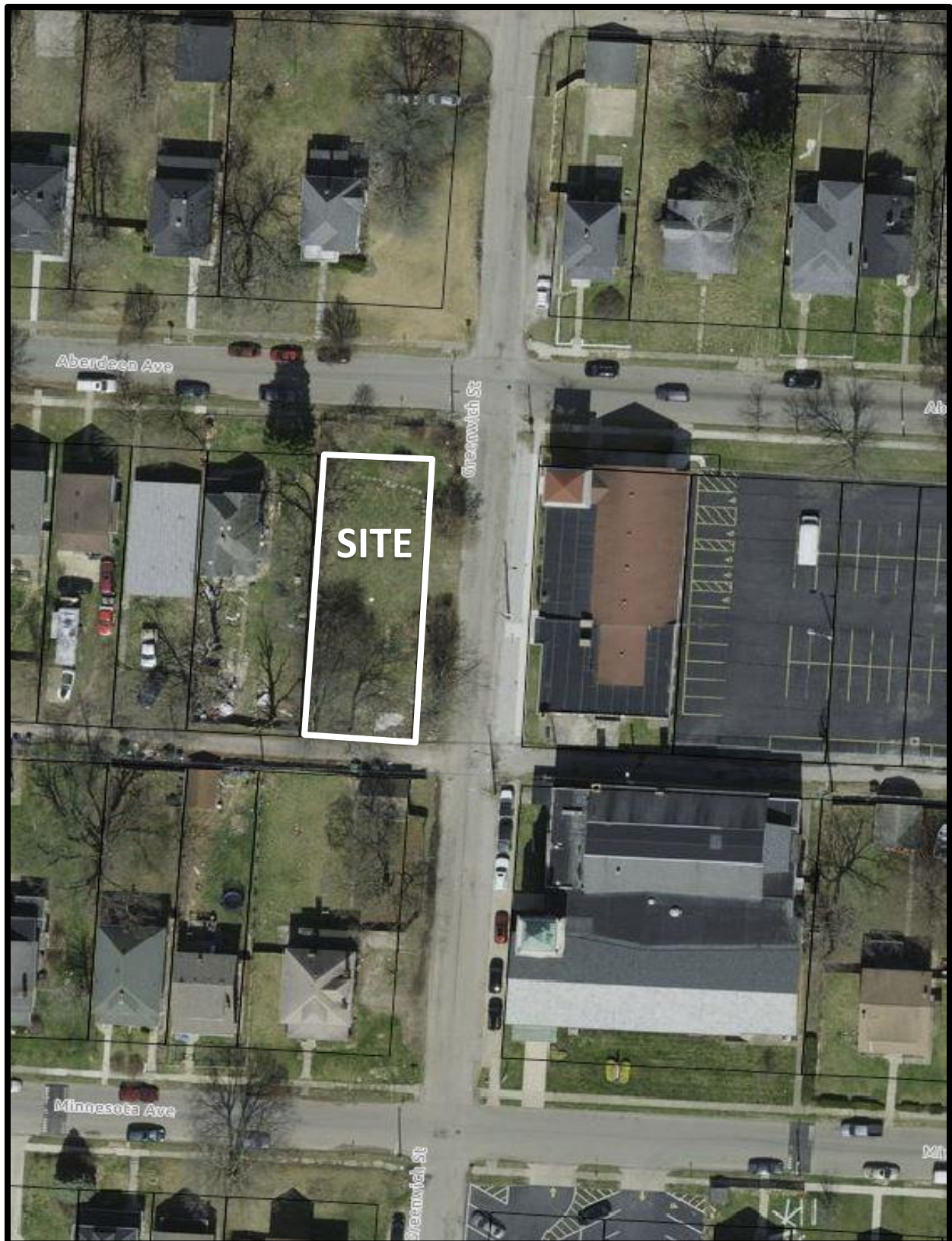
Date 5/19/2025



CV25-044
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Approximately 0.16 acres



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Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

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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
(Check only one) **Approval**
 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.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-044

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) Emily Long Rayfield Applicant
of (COMPLETE ADDRESS) 1625 Aberdeen Ave Columbus, Ohio 43211

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. Emily Long Rayfield - Lead Development Manager Healthy Linden Homes VI LLC PO Box 77499 Columbus, Ohio 43207	2.
3.	4.

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

SIGNATURE OF AFFIANT

Emily Long Rayfield

Sworn to before me and signed in my presence this 19th day of May, in the year 2025

SIGNATURE OF NOTARY PUBLIC



Guadalupe Alvarez
Notary Public, State of Ohio
My Commission Expires 07-23-2028

My Commission Expires

Notary Seal Here

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