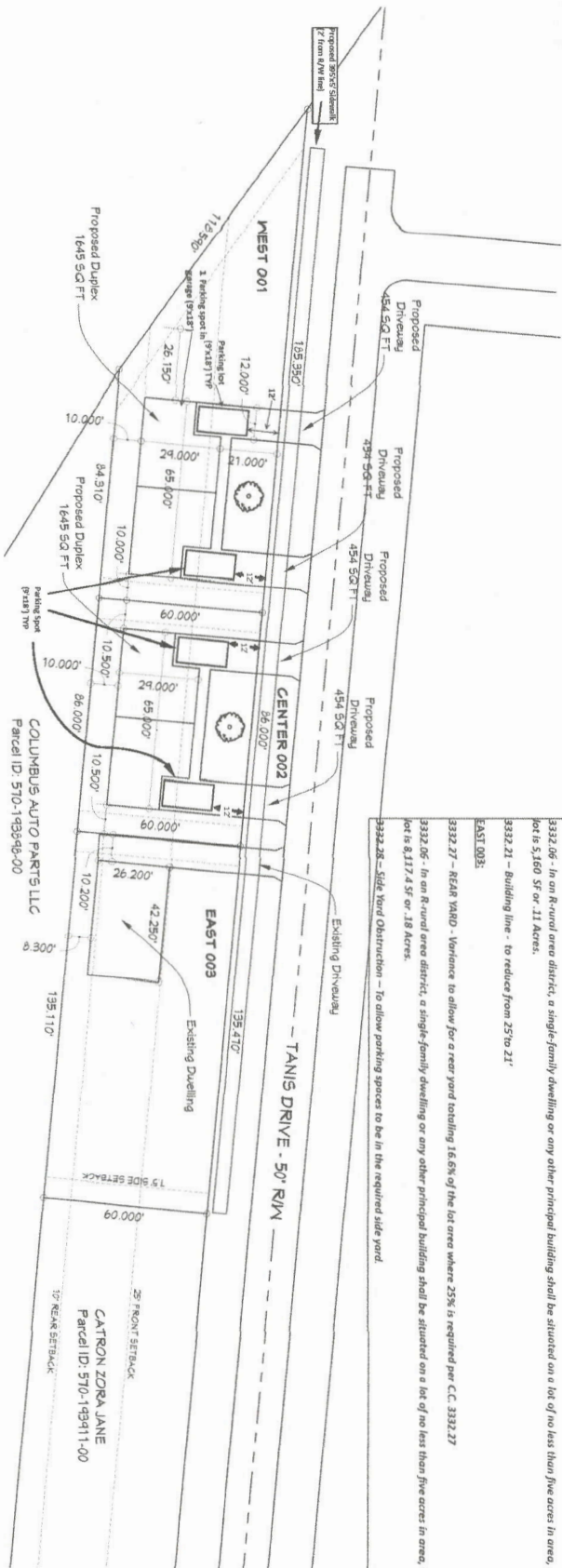


Johnathan V. Romanovich
09/08/25

ZONING VARIANCES REQUESTED

- WEST 001:**
- 3332.02: Permitted Use in the Rural District variance to allow a 2-unit dwelling.
 - 3332.27 - REAR YARD - Variance to allow for a rear yard totaling 10.4% of the lot area whereas 25% is required per C.C. 3332.27.
 - 3332.06 - In on Rural area district, a single-family dwelling or any other principal building shall be situated on a lot of no less than five acres in area, whereas the lot is 8,089.8 SF or .18 Acres.
 - 3332.21 - Building line - to reduce from 25 to 21'
- CENTER 002:**
- 3332.02: Permitted Uses in the Rural District variance to allow a 2-unit dwelling.
 - 3332.27 - REAR YARD - Variance to allow for a rear yard totaling 16.6% of the lot area where 25% is required per C.C. 3332.27.
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 - 3332.28 - Side Yard Obstruction - To allow parking spaces to be in the required side yard.



ADDITIONAL DATA

PARCEL	TOTAL AREA	BUILDING AREA	LOT COVERAGE	Rear Yard %
WEST - 001	8,089.8 ft ²	1,645.0 ft ²	20.33%	10.4%
CENTER - 002	5,160.0 ft ²	1,645.0 ft ²	31.88%	16.6%
EAST - 003	8,117.4 ft ²	1,106.9 ft ²	13.64%	16.6%
TOTAL	21,367.2 ft²	4,396.9 ft²	20.57%	43.6%

PROPOSED STRUCTURES: (2) - 2-STORY, 2-UNIT DWELLINGS
TOTAL PARKING SPOTS: 8 - 4 PER STRUCTURE
RIDGE HEIGHT: 23'10"

1 EV READY OUTLET PROVIDED PER DWELLING IN ENCLOSED GARAGE



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

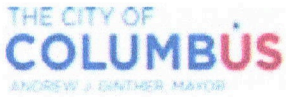
APPLICATION: CV25-057
Location: 1855 TANIS DR. (43123), being 0.49± acres on the south side of Tanis Drive, 440± feet west of Lazar Road (570-193893; Southwest Area Commission).
Existing Zoning: R, Rural District.
Proposed Use: Residential development.
Applicant(s): Jonathan Romanovich; 2833 Oak Forest Drive; Grove City, OH 43123.
Property Owner(s): The Applicant.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with two single-unit dwellings in the R, Rural District. A lot split has been proposed that will result in three lots (Lot 001, Lot 002, and Lot 003). The requested Council Variance will allow a two-unit dwelling on both Lot 001 and Lot 002, and will conform the development standards for the retained single-unit dwelling on Lot 003. Variances for reduced lot areas from five acres to 0.18 acres, 0.11 acres and 0.18 acres for Lot 001, Lot 002, and Lot 003, respectively; reduced building lines from 25 to 21 feet along Tanis Drive for each proposed two-unit dwelling on Lot 001 and Lot 002; reduced rear yards from 25 percent to 10.4 percent on Lot 001, and to 16.6 percent on Lot 002 and Lot 003; and a western side yard obstruction for two stacked parking spaces on Lot 003 are also included in this request.
- A Council variance is required because the R, Rural District only allows single-unit dwellings as a primary residential land use.
- North and east of the site are single-unit dwellings in the R, Rural District. South of the site is a salvage yard in the L-M, Limited Manufacturing District. West of the site is Interstate I-270, which is public right-of-way.
- The site is located within the boundaries of the *Southwest Area Plan* (2009), which recommends “Low 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 Southwest 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 lot area, building lines, rear yard and side yard obstruction.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The request is consistent with the *Southwest Area Plan's* (2009) land use recommendation of "Low Density Residential" and C2P2 Design Guidelines since the project includes a high-level of site and architectural design and is compatible with the surrounding residential development.



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

With the variance granted I can build a duplex on a vacant lot now

2. Whether the variance is substantial.

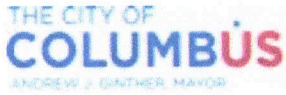
☐ Yes ☒ No

Minor variances due to existing lot conditions

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

No this is a mix use neighborhood, from residential to manufacturing around me



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

☐ Yes ☒ No

New water and sewer lines were just extended by the City within last years

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

☐ Yes ☒ No

Bought property with redevelopment in mind was not aware that its rural zoning as the lots were all tiny lots less than an acre

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

☐ Yes ☒ No

No its an existing lot

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

☒ Yes ☐ No

Will keep in neighborhood make up right now with mix use

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 the accompanying sheet of listed varainces requested.

Signature of Applicant

Date 06/24/25

Statement of Hardship

1855 Tanis Dr, Grove City OH 43123

I'm requesting variances for lot splits and to allow the development of two new duplexes at 1855 Tanis Dr. I originally purchased 1855 and 1865 Tanis Dr as separate parcels. At the time, 1865 had a mobile home that was encroaching onto 1855, and the property lines between the two lots were irregular and not practical for development. As a result, I combined the lots to create a more functional layout.

My plan is to split the combined parcel into three individual lots:

- Lot 003 (East): To retain the existing home at 1855 Tanis
- Lot 002 (Center): Proposed new duplex
- Lot 001 (West): Proposed new duplex

The property is located in a mixed-use area that includes both residential homes and nearby industrial uses. The proposed duplexes are compatible with the surrounding context and would help fill a housing shortage in our city.

The hardship is that, without the requested variances, the current zoning prevents me from moving forward with the proposed development—even though the site has been thoughtfully redesigned to support this type of housing. I've already invested in survey work, site plans, and layout design to make this a feasible infill project. This development will provide new, affordable housing and improve the visual character of Tanis Dr with well-designed, compatible construction.

ZONING VARIANCES REQUESTED

1855 Tanis Dr, Grove City OH 43123

PARCEL ID: 570-193893

WEST LOT 001:

3332.02: Permitted Use in the Rural District variance to allow a 2-unit dwelling.

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3332.21 – Building line - to reduce from 25' to 21'

CENTER LOT 002:

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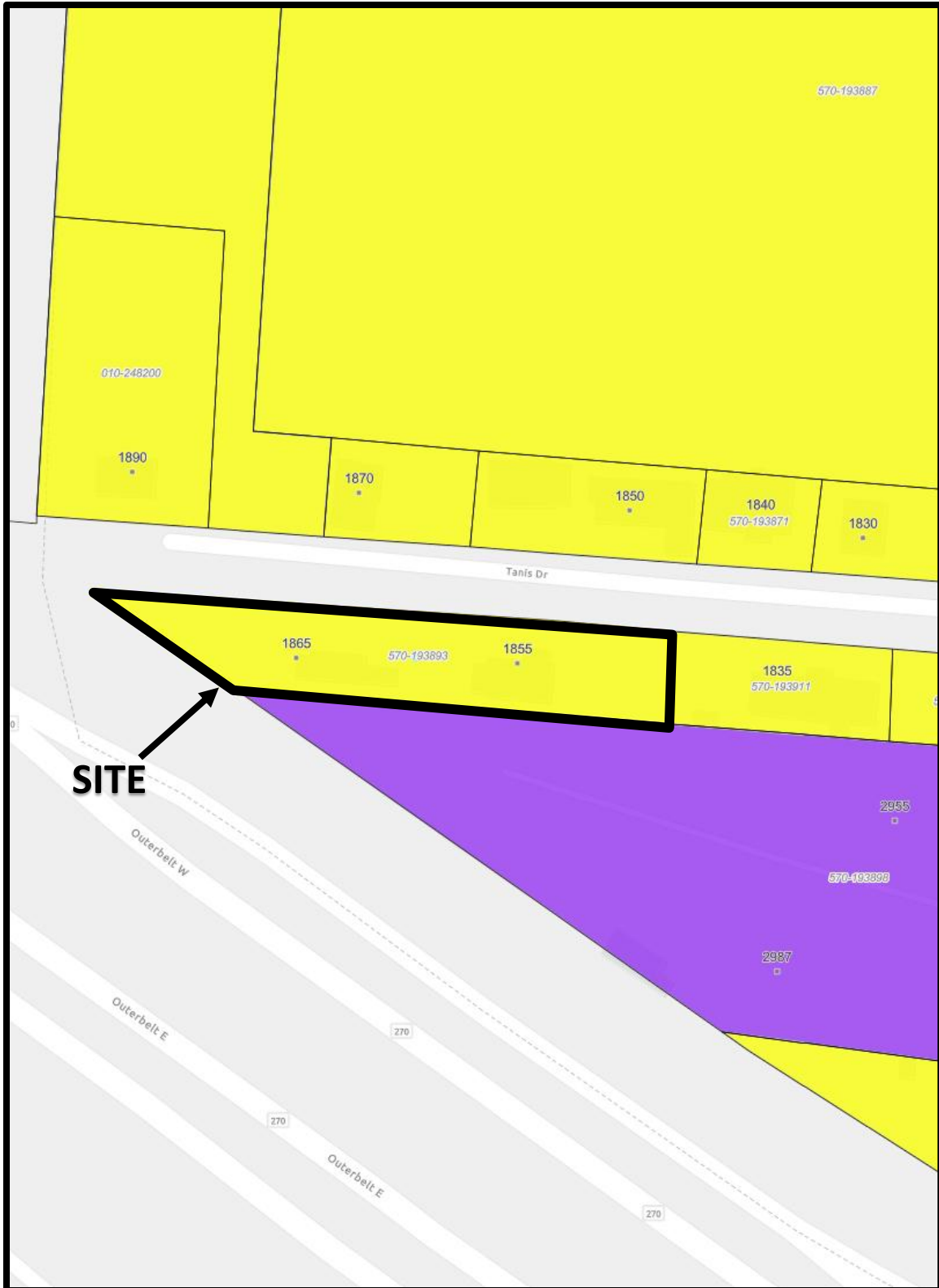
3332.21 – Building line - to reduce from 25' to 21'

EAST LOT 003:

3332.27 – REAR YARD - Variance to allow for a rear yard totaling 16.6% of the lot area where 25% is required per C.C. 3332.27

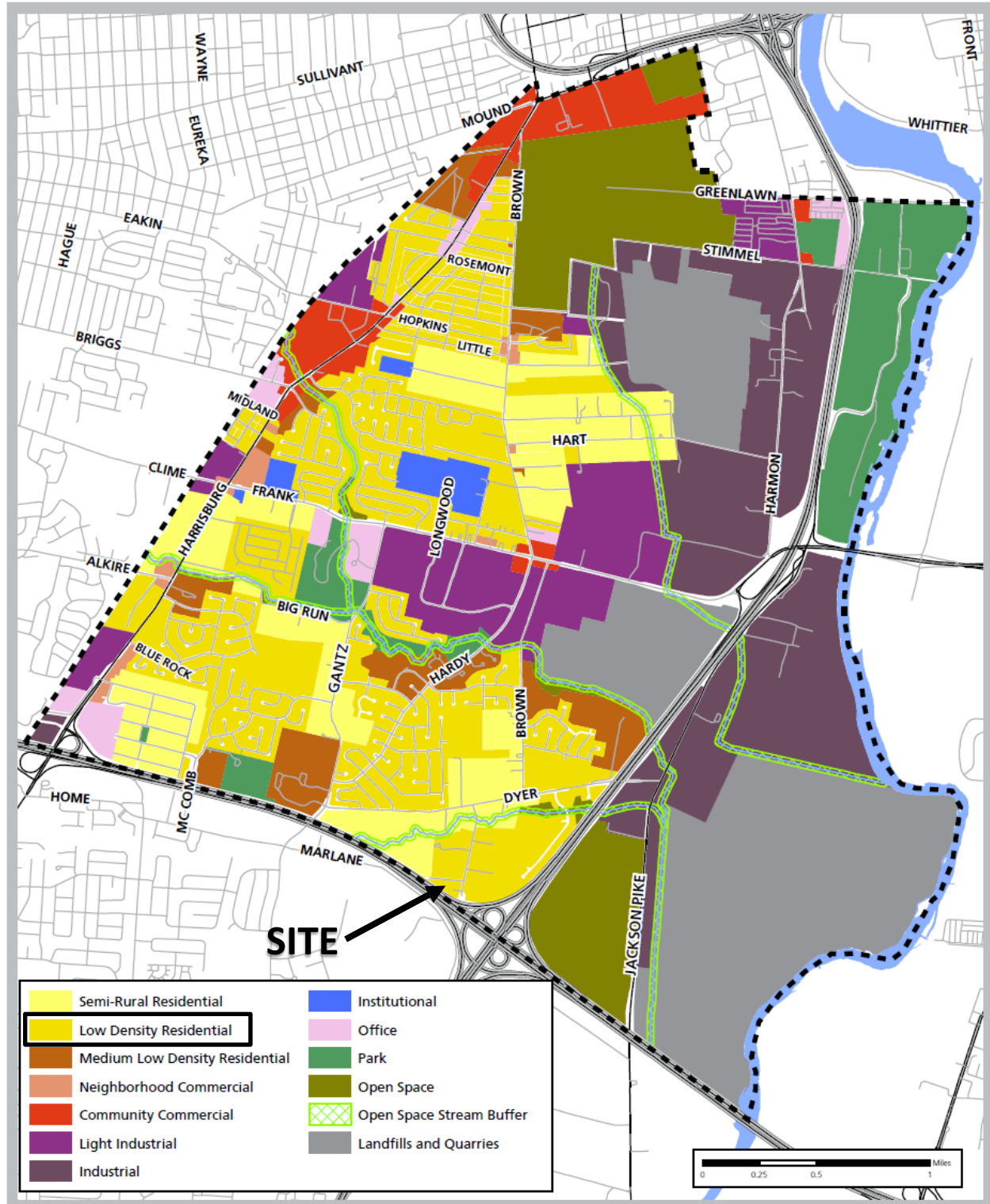
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3332.28 – Side Yard Obstruction – To allow parking spaces to be in the required side yard.



CV25-057
1855 Tanis Dr.
Approximately 0.49 acres

SOUTHWEST AREA PLAN (2009)



CV25-057
1855 Tanis Dr.
Approximately 0.49 acres



CV25-057
1855 Tanis Dr.
Approximately 0.49 acres

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

Case Number CV25-057

Address 1855 Tanis Drive

Group Name Southwest Area Commission

Meeting Date Tuesday August 12th 2025

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: After presentation the Southwest Area Commission members had no issues with what this applicant was wanting to do

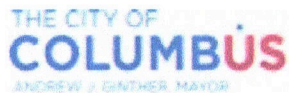
Vote 3 Yes - 1 Abstained

Patty Spencer
Signature of Authorized Representative

Recommending Group Title Zoning Chair

Daytime Phone Number 614-214-5727

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

Council Variance Application

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-057

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) Jonathan Romanovich

of (COMPLETE ADDRESS) 2833 Oak Forest Dr, Grove City OH 43123

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. JONATHAN ROMANOVICH (614) 935-9075 2833 OAK FOREST DR GROVE CITY, OH 43123 0	2.
3.	4.

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

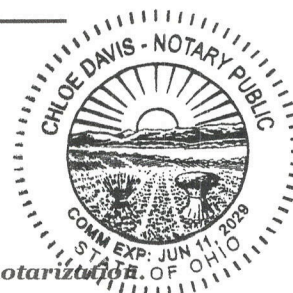
SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 24th day of June, in the year 2025

[Signature]
SIGNATURE OF NOTARY PUBLIC

Jun 11, 2029
My Commission Expires

Notary Seal Here



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