

TABLE R301.2 (1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH) (E)	SEISMIC DESIGN CATEGORY (G)	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP (F)	ICE SHIELD UNDER- LAYMENT REQUIRED (I)	FLOOD HAZARDS (H)	AIR FREEZING INDEX (J)	MEAN ANNUAL TEMP (K)
			WEATHERING (A)	FROST LINE DEPTH (G)	TERMITES (C)	DECAY (D)					
25	115	A	SEVERE	32"	MODERATE TO HEAVY	SLIGHT TO MODERATE	0 - 10 DEGREES	YES	20	90	B

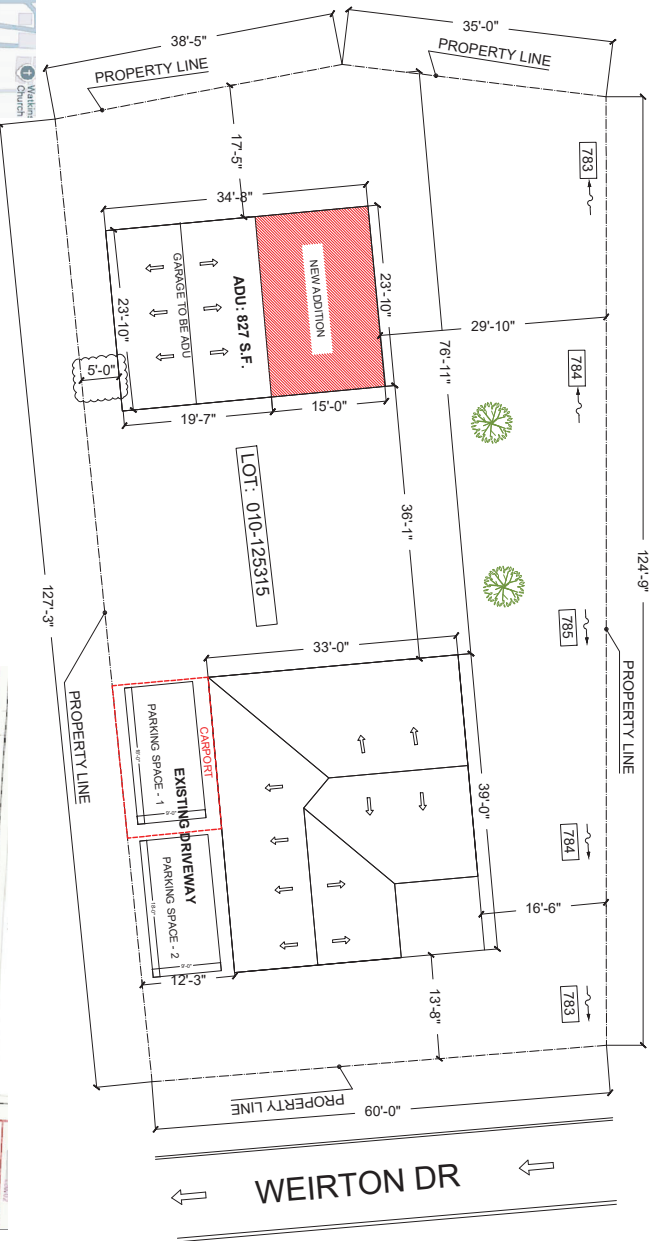
Stefany Risner  
SVS HOME IMPROVEMENT & DESIGN  
05/20/2025  
Stefany Risner  
Director  
SVS Home Improvement & Design

GENERAL INFORMATION

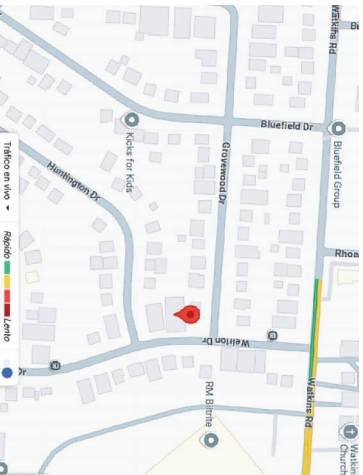
ADDRESS: 3041 WEIRTON DR.  
LOT NUMBER: 120 COLUMBUS, OH  
PARCEL: 010-125315  
LAND USE: RESIDENTIAL  
SCOPE OF PROJECT: Addition

ZONING: 774, Residential,  
R2.5/14/1958, H-35

SITE LOT SIZE:	ACTUAL
LOT SIZE:	7,850 SF
LOT WIDTH:	ACTUAL
LOT DEPTH:	60'-00" SF
LOT DEPTH:	ACTUAL
SETBACKS:	ACTUAL
FRONT:	36'-1" SF
SIDE LEFT:	5'-0" SF
SIDE RIGHT:	29'-1" SF
REAR:	17'-5" SF
REAR YARD:	ACTUAL
BUILDING COVERAGE:	3,484 SF (38%)
STRUCTURE AREA:	ACTUAL
	12500 SF

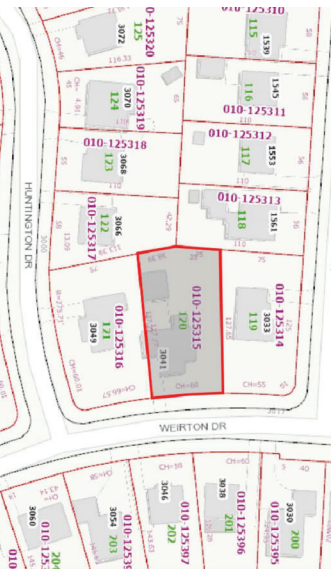


1 SITE PLAN  
SP 1/80" = 1'-0"



2 VICINITY MAP  
SP NO SCALE

3 PID MAP  
SP NO SCALE



SHEET INDEX

SP

TITLE:

SITE PLAN

ADDRESS:

3041 Weirton Dr,  
Columbus, OH 43204

BUILDING TYPE:

RESIDENTIAL

NORTH:

SCALE:

1/80" = 1'-0"

DWG BY:

SVS HOME IMPROVEMENTS AND DESIGN  
700 BRYDEN RD.  
COLUMBUS, OHIO 43205  
419-631-4840  
srisner@bgsu.edu

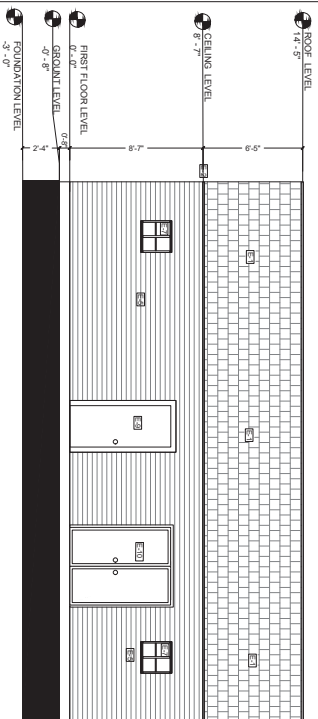
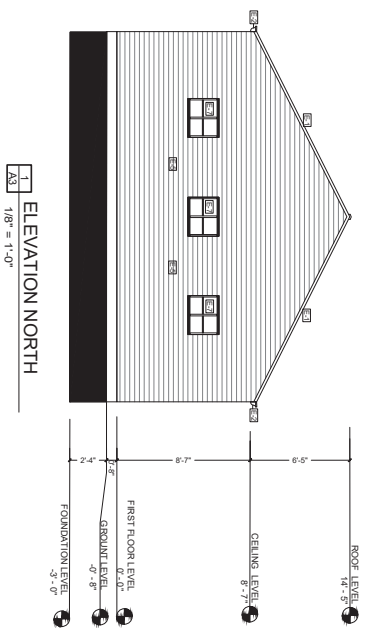
SYMBOLS NOTES

877

WATER RUN DIRECTION

EXISTING ELEVATION CONTOURS AT 1'

PID MAP



- ELEVATION NOTES:**
- E.1. SHINGLES PER SPECIFICATIONS
  - E.2. ALUMINUM GUTTER W/ D.S. OVER ALUMINUM FASCIA
  - E.3. ALUMINUM D.S.
  - E.4. 6X6 BUILT-UP POST (TYP.)
  - E.5. VINYL SIDING - TYP. EXTERNAL BRICK VENEER IN THE CORNER
  - E.7. WINDOWS "DOUBLE HUNG"
  - E.8. WINDOWS "EGGCRASS"
  - E.9. DOOR "SINGLE"
  - E.10. DOOR "SLIDING"

## GENERAL NOTES

- [illegible]

## INSULATION NOTES

## INSULATION COMPLIANCE METHOD:

- RCO PRESCRIPTIVE  
 CLIMATE ZONE:  
 ● 5  
 INSULATION METHOD:  
 ● BATT
- INSULATION VALUES:  
 ● WALL S : R-15  
 ● ROOF : R-49

## AREAS

SHEET INDEX	TITLE:	ADDRESS:	NORTH:
		BUILDING TYPE:	
A1	ELEVATION		

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

**APPLICATION:** CV25-018  
**Location:** 3041 WEIRTON DR. (43207), being 0.20± acres located on the west side of Weirton Drive; 60± feet south of Grovewood Drive (010-125315; Far South Columbus Area Commission).  
**Existing Zoning:** R-2, Residential District.  
**Proposed Use:** Two single-unit dwellings on one lot.  
**Applicant(s):** Stefany Risner; 700 Bryden Road, Office 128; Columbus, OH 43215.  
**Owner(s):** Stephanie Powers; 3041 Weirton Drive; Columbus, OH 43207.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The site is developed with a single-unit dwelling and a detached garage in the R-2, Residential District. The request will allow the existing detached garage to be converted into an accessory dwelling unit, resulting in two single-unit dwellings on one lot. Variances for a reduction in the required parking from four to two spaces; a reduced lot area from 5,000 square feet to approximately 3,925 square feet per dwelling; no minimum side yard on the south side of the existing carport; and a reduced rear yard from 25 percent to 15 percent for the proposed accessory dwelling unit are also included in the request.
- A Council variance is required because the R-2 district does not allow two single-unit dwellings on one lot.
- North, south, east and west of the site are single-unit dwellings all in the R-2, Residential District.
- The site is within the planning area of the *Tri-South Neighborhood Plan* (2004), which recommends “Single-Family 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 Far South Columbus 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 reduced required parking, lot area, minimum side yard, and rear yard.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

Although the request is inconsistent with *Tri-South Neighborhood Plan’s* land use recommendation of “Single-Family Residential” at this location, C2P2 Design Guidelines note that higher densities may be supported if they include a high level of site and architectural design. The submitted site plan and building elevations are consistent with this recommendation. Additionally, Staff supports the proposed parking reduction variance due to the availability of on-street parking.

## Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://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 homeowner will benefit from the extra cash flow as her daughters take over the main payment from primary house-structure

2. Whether the variance is substantial.

☒ Yes ☐ No

The variance is substantial for homeowner as she would like to be able to co-live with her daughter by sharing the lot on two different dwellings on site

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 changes on main home characteristics so the character of the neighborhood will remain

## Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N. Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

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

Property owner purchased the property knowing was zoned residential

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):

See separate sheet.

Signature of Applicant



Date 02/14/2025

## STATEMENT OF HARDSHIP

### 3041 Weirton Dr, Columbus, OH 43207

The subject lot of registration located at 3041 Weirton Columbus, OH 43207, is zoned Residential, R2.

Despite the change, this carriage house will be for residential use, it will be a living space for the homeowner. The existing garage will be turned into a living space. The new living space will be a separate residential unit from the main house

This neighborhood is predominantly 1- family residential. We thought about the proposal for an ADU as the owner would like to be undersized from the main structure and be able to have her daughter reside on main structure

Despite the change, the ADU will be for residential use, it will be a living space for OWNER.

We are adding space to the existing garage to convert it all into a residential space or ADU structure. Our proposal will be to eliminate the use of the garage to accommodate the living spaces

This ADU proposal minimum measures are being considered, and we believe that there will be no major impact on the neighbors. we will respect the heights of neighboring buildings and character of the neighborhood

To allow the development as proposed, the Applicant respectfully requests the following variations:

**1. 3332.033 , R-2 residential district permitted uses;** –The applicant request is to place two, 1-unit dwellings on one parcel.

**2. 3312.49 - Off-street parking spaces** Applicant requests a variance to reduce the requirement from 4 to 2 off-street parking spaces.

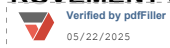
**3. 3332.27 - Rear Yard:** The rear yard for each dwelling needs to account for at least 25% of the lot. we are requesting a variance for the Adu from 25% to 15%

**4. 3332.26,** Minimum side yard permitted we are requesting variance from 5' to 0'  
**this is in reference of the area of the carport, where we have 0' to property line as noted on site plan**

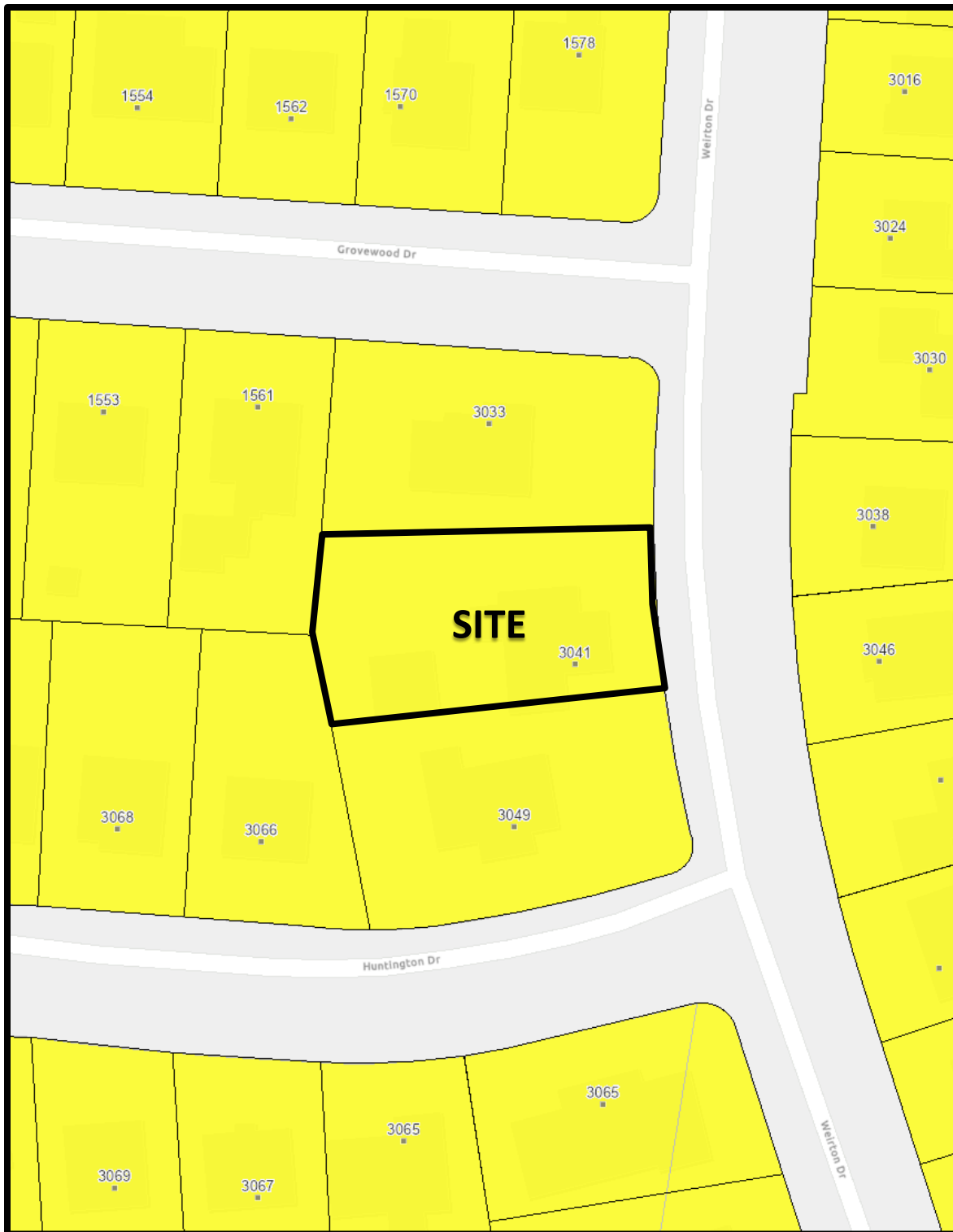
**5. 3332.12,** R-2 area district requirements, to allow two single-unit dwellings on one 7,850 square foot lot or approximately 3,925 square feet per dwelling, where 5,000 square feet is required per dwelling

Respectfully submitted,

**SVS HOME IMPROVEMENT & DESIGN LLC**



A handwritten signature in black ink, appearing to be "SVS" followed by a stylized flourish.



CV25-018  
3041 Weirton Dr.  
Approximately 0.20 acres



## RECOMMENDED

**LIGHT INDUSTRIAL**

Applies to the properties between Groveport Road and the C & O Railroad. The most desirable uses include construction and contracting, plant nurseries, machine shops, industrial supply, heavy machinery sales, equipment rental, printing, small-scale warehousing and convenience storage.

**SINGLE-FAMILY RESIDENTIAL**

Limited to one-family dwellings, within neighborhood churches and home-based businesses. There are opportunities for infill development and redevelopment on platted lots. New development at densities of 4-8 units per acre, consistent with the existing neighborhood character, could be accommodated along Wilson Avenue.

**REDEVELOPMENT PRIORITIES**

The strip-commercial shopping center at Lockbourne and Groveport roads, highly visible and strategically located, is presently underutilized. Tax incentives and infrastructure assistance should be considered to encourage redevelopment. The property located at August Avenue and Groveport Road previously contained a gas station; the site is currently vacant.

**RETAIL COMMERCIAL**

The Watkins Road / Lockbourne Avenue intersection is the geographic heart of the community and the perfect place for new retail commercial development. Desirable uses include: a discount grocery store, a pharmacy, youth-oriented specialty shops, a video rental store, fast-food restaurants, a convenience stores/gas station and a consumer electronics store.

**OFFICE COMMERCIAL**

Includes the broad spectrum of professional office uses: medical, dental, legal, insurance, sales, information technology, government, financial planning and other office uses. In addition to serving the surrounding neighborhoods with needed services, new office commercial development would provide skilled local professionals with entrepreneurial opportunities.


**SHOPPING CENTER**

This large, greenfield site along Groveport Road would be ideal for a big-box retailer or large grocery store. Eleven neighborhoods are situated within a two-mile radius of the site: Marion-Franklin, Southfield, Buckeye-Stambaugh, Alan Crest Acres, Madison Mills, Williams Creek, Brookridge, Southern Pines, Hillgate, Greenhill Acres and Cambria Addition.


**INSTITUTIONAL**

Limited to existing schools and large churches:

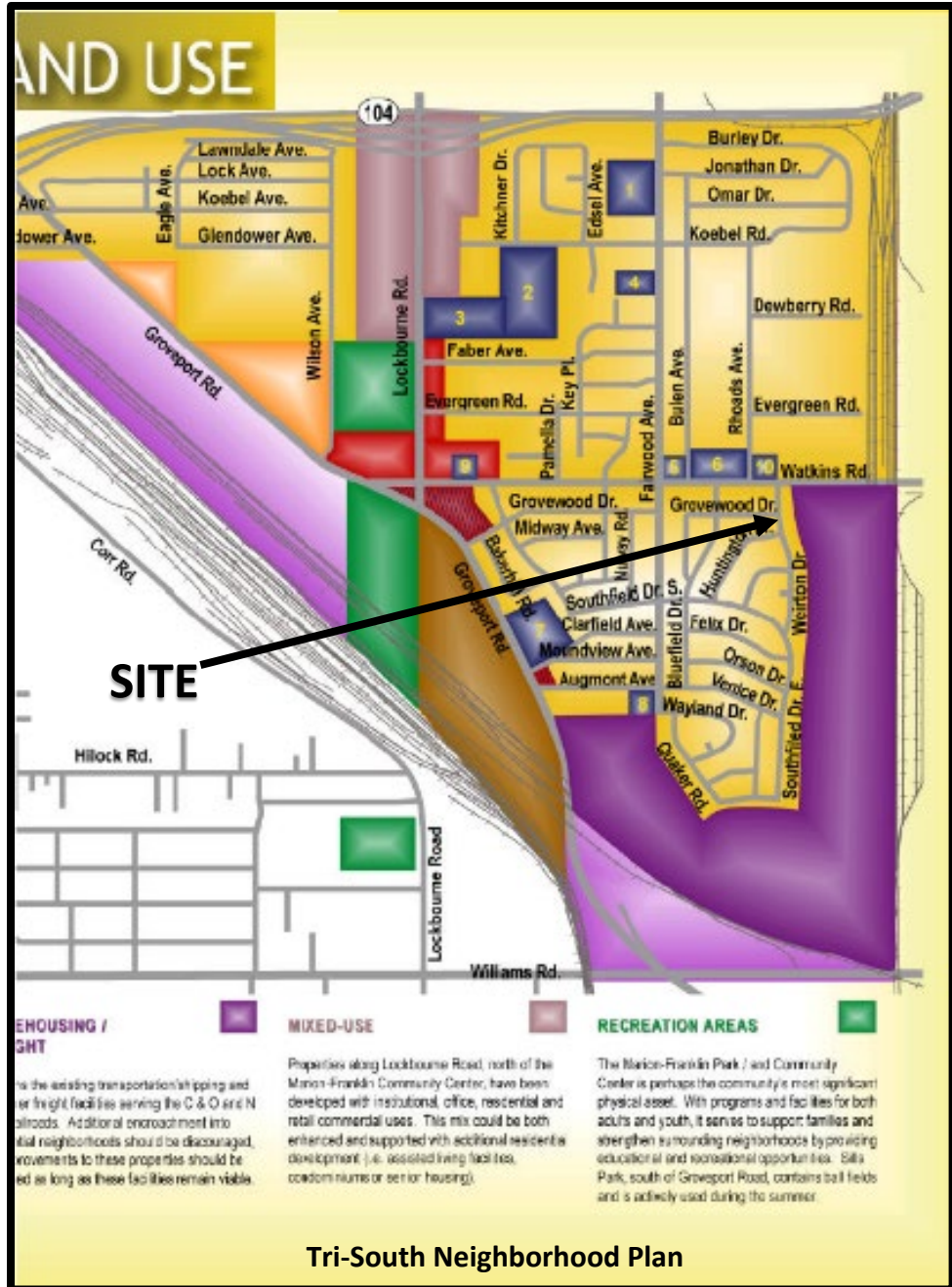
- 1) Koebel Elementary School
- 2) Marion-Franklin High School
- 3) Beary Middle School
- 4) The Greater Ebenezer Church
- 5) Church of Hope United Methodist Church
- 6) Watkins School
- 7) Clairfield Elementary School
- 8) Southfield Community Baptist Church
- 9) Hosack Street Missionary Baptist Church
- 10) Columbus Bible Key Church



Vacant commercial building at the intersection of Groveport and Lockbourne roads.



Under-utilized shopping center at Lockbourne and Groveport roads.



CV25-018  
3041 Weirton Dr.  
Approximately 0.20 acres





CV25-018  
3041 Weirton Dr.  
Approximately 0.20 acres

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

**Case Number** CV25-018

**Address** 3041 Weirton Dr

**Group Name** FAR SOUTH COLUMBUS AREA COMM.

**Meeting Date** 4/3/2025

**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** 5 Yeas, 0 Nays, 2 Abstentions

**Signature of Authorized Representative** 

**Recommending Group Title** Far South Columbus Area Comission

**Daytime Phone Number** 614-390-6687

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.

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV25-018

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) POWERS STEPHANIE

of (COMPLETE ADDRESS) 3041 WEIRTON DR - COLUMBUS OH 43207

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. POWERS STEPHANIE 3041 WEIRTON DR COLUMBUS OH 43207	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 25<sup>th</sup> day of February, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here

This Project Disclosure Statement expires six (6) months from the date of notarization



EVAN MICHAEL DURKIN  
Notary Public, State of Ohio  
My Commission Expires  
June 02, 2029  
COMMISSION: 2024-RE-877707