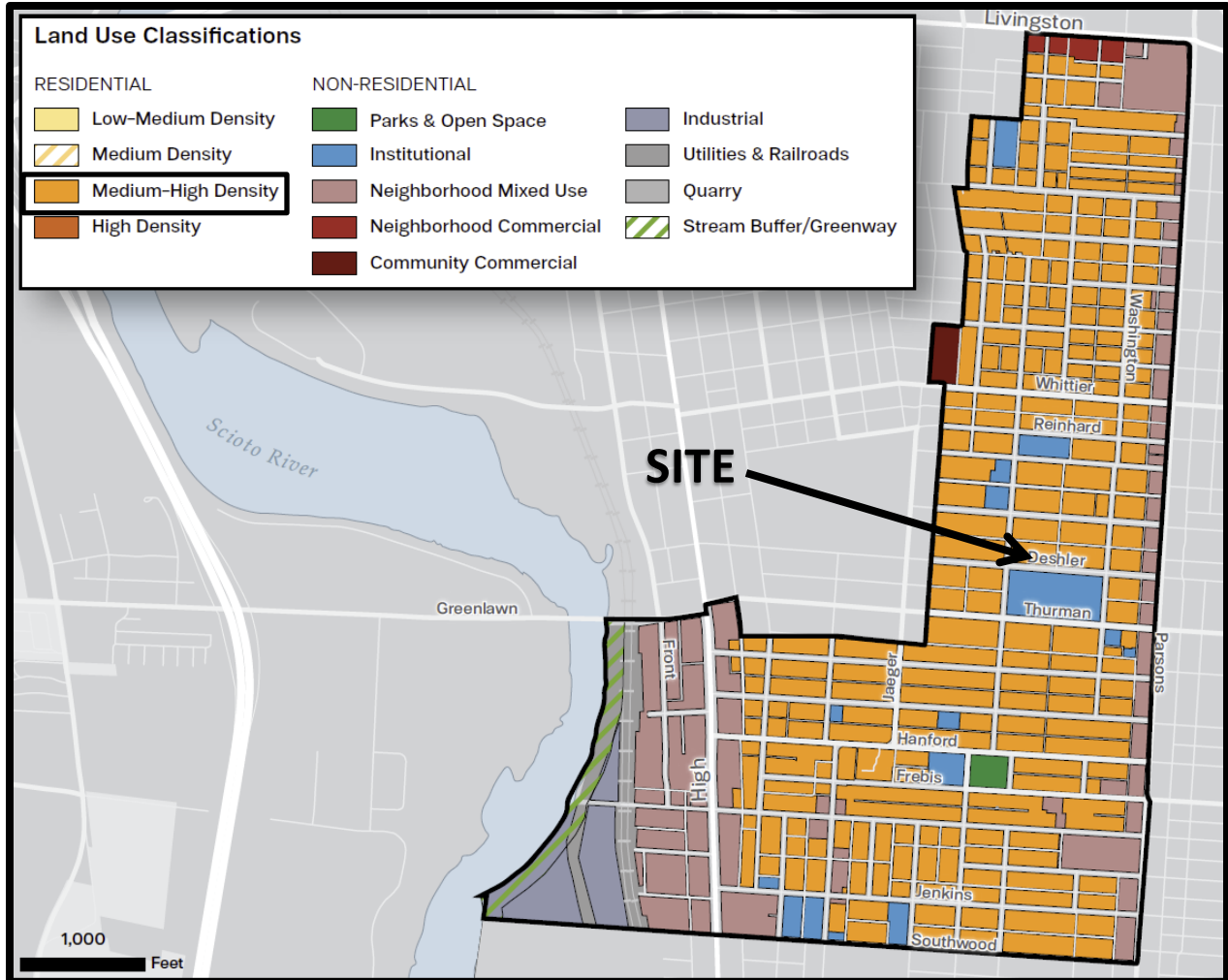


CV25-130
358 E. Deshler Ave.
Approximately 0.41 acres



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Approximately 0.41 acres

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

The existing two two families facing Deshler are ranch homes in poor condition. One has already been demolished. The proposed duplexes facing Deshler design will be more in keeping with existing historic fabric of the neighborhood. in addition the density proposed with the multifamily new building project across the street.

2. Whether the variance is substantial.

Yes No

The variances will return the neighborhood to a more historic aesthetic so as such we believe that this project is not a substantial request to meet the goal.

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

These buildings will be more in keeping with the existing neighborhood than the current buildings. It will be an asset to the neighborhood.

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

Yes No

No, no government services are affected.

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

Yes No

He was not aware of the zoning restrictions, but has also owned the property for many years.

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

Yes No

No given the complexity of the proposal, and the proposal for duplexes only variances would allow us to develop the project.

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

Yes No

This proposal will make the homes more compatible with the neighborhood.

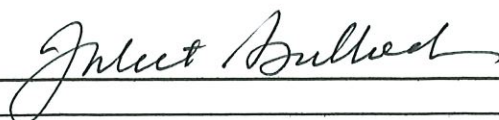
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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.

Signature of Applicant



Date

12/17/25

Statement of Hardship

This project consists of four parcels in a historic urban neighborhood. It is zoned R2F which permits single family and duplexes. There were two one story two-family residences along Deshler that was built around 1970's and do not fit the design aesthetic of the historic neighborhood. One has been torn down on the west lot, and we are proposing to remove the remaining two-family ranch as well. We will replace both ranch homes with two story duplexes with front porches facing the street that are more in keeping with the neighborhood. The existing brick four family in the northeast corner lot is historic and will remain. We are proposing to build a new 2 family in the vacant northwest corner lot. All homes will be traditional in character to fit the neighborhood. This site is directly north of the large multifamily Barrett School development. We are proposing to shift lot lines to give a more equitable distribution of land to each of the four parcels and to minimize the required variances. The adjusted lots all meet the requirements for lot width.

There is a maneuvering variance required for 358/360 Deshler which will allows us to preserve green space while still providing the required parking for this parcel. While all the proposed homes are well below the 50% lot coverage required, they do require variances for square footage/unit. This is a typical variance for this neighborhood and our request is significantly less than density that recently approved for projects in the neighborhood so we feel this development density will fit seamlessly in the neighborhood streetscape.

We are requesting building line setback variances for the two Deshler facing new builds which allow the porches to address the street and provide a similar streetscape to many homes in the neighborhood. There are requested minimum and total combined side yards for 366 Deshler (SE corner lot) and 364 Deshler (NE corner lot) on the sides adjacent to the alley so this will have little impact to the neighboring homes.

The NW lot we are requesting 3' setbacks on both the north and south property line one of which fronts an alley and the other a driveway so this request will have little impact as well. Fronting variances are also required for the north lots; however, this is typical and there are already several single family and apartments similarly facing this alley. All required parking is provided for the Deshler facing lots. We are requesting one space per unit for the Northeast duplex, which are smaller in size and for the existing four family we are providing the same number of spaces as are existing.

PROJECT DESCRIPTION:

BUILD TWO NEW DUPLEXES ON SITE OF TWO FORMER DUPLEXES AND NEW TWO FAMILY ON THE NEWLY CREATED REAR PARCEL. RECONFIGURE THE SIZE OF THE FOUR LOTS

EXISTING ZONING R2F

PROPOSED ZONING R2F

LOT A 358-360 DESHLER/NEW TWO FAMILY REPLACES EXISTING TWO FAMILY

PARCEL NUMBER 010-021593 LOT AREA 5067.1 SF

BUILDING FOOTPRINT 1503.4 SF DETACHED GARAGE 506.7 SF

TOTAL BUILDING COVER 2010.1 SF OR 39.7 % (50% ALLOWED.)

REARYARD 2734 SF OR 53.96% (25% REQUIRED)

GARAGE OCCUPIES 18.53% OF REQUIRED REARYARD (45% MAXIMUM PERMITTED.

FOUR PARKING SPACES REQUIRED (2 UNITS X 2 PER UNIT) REQUIRED)/ FOUR PROPOSED.

SQUARE FOOTAGE 2533.55 SF/DWELLING UNIT.

MINIMUM SIDE YARD SETBACK 5', MAXIMUM SIDE YARD SETBACK REQUIREMENT 10'

PROPOSED VARIANCES LOT A

3332.14 R-2F AREA DISTRICT REQUIREMENTS: REQUIRES A SINGLE-UNIT DWELLING OR OTHER PRINCIPAL BUILDING TO BE SITUATED ON A LOT OF NO LESS THAN 6,000 SQUARE FEET AND A TWO-UNIT DWELLING ON A LOT OF 3600/SF PER UNIT IN AREA WHEREAS THE APPLICANT PROPOSES: LOT A TWO FAMILY WITH 2533.55 SF/DWELLING UNIT

3332.21 BUILDING LINE: TO ALLOW FOR A BUILDING LINE TO BE REDUCED FROM 25' TO 18.06'

LOT B 366-368 EAST DESHLER NEW TWO FAMILY REPLACES EXISTING TWO FAMILY

PARCEL NUMBER 010-021560 LOT AREA 5020.2 SF LOT AREA WITH ½ OF THE ALLEY IS 5913.2 SF

BUILDING FOOTPRINT 1600.3 SF DETACHED GARAGE 504.6 SF

TOTAL BUILDING COVER 2104.9 SF OR 35.6%

REARYARD 2352.3 SF OR 46.9%

GARAGE OCCUPIES 21.45% OF REQUIRED REARYARD

FOUR PARKING SPACES REQUIRED (2 UNITS X 2 PER UNIT) REQUIRED)/FOUR PROVIDED.

SQUARE FOOTAGE 2956.6 SF/DWELLING UNIT

MINIMUM SIDE YARD SETBACK 5' MAXIMUM SIDE YARD SETBACK REQUIREMENT 11.24'

PROPOSED VARIANCES LOT B

3332.14 R-2F AREA DISTRICT REQUIREMENTS: REQUIRES A SINGLE-UNIT DWELLING OR OTHER PRINCIPAL BUILDING TO BE SITUATED ON A LOT OF NO LESS THAN 6,000 SQUARE FEET AND A TWO-UNIT DWELLING ON A LOT OF 3600/SF PER UNIT IN AREA WHEREAS THE APPLICANT PROPOSES: A NEW TWO FAMILY WITH 2956.6 SF/DWELLING UNIT

3332.21 BUILDING LINE: TO ALLOW FOR A BUILDING LINE TO BE REDUCED FROM 25' TO 18.06'

3332.25A MINIMUM SIDE YARD PERMITTED: TO ALLOW FOR A MINIMUM SIDE YARD OF 3.22' IN LIEU OF THE REQUIRED 5' FOR THE EAST PROPERTY LINE.

3332.25B TOTAL OF COMBINED SIDE YARDS TO ALLOW FOR A MAXIMUM SIDE YARD OF 9.61' IN LIEU OF THE REQUIRED 11.24'

LOT C NO ADDRESS/NEW TWO FAMILY

PARCEL 010-021423 LOT AREA 3132.9 SF LOT AREA WITH ½ ALLEY 3577.9 SF
BUILDING FOOTPRINT/TOTAL BUILDING COVER 1048.7 SF OR 29.3%
REARYARD 1285.4 SF OR 41%
FOUR PARKING SPACES REQUIRED (2 UNITS X 2 PER UNIT)/ TWO PROVIDED.
SQUARE FOOTAGE 1789 SF/DWELLING UNIT
MINIMUM SIDE YARD SETBACK 5' MAXIMUM SIDE YARD REQUIRED 12.53'

PROPOSED VARIANCES LOT C

3312.49 REQUIRED PARKING: TO ALLOW TWO SPACES ON LOT C IN LIEU OF THE REQUIRED FOUR SPACES
3332.14 R-2F AREA DISTRICT REQUIREMENTS: REQUIRES A SINGLE-UNIT DWELLING OR OTHER PRINCIPAL BUILDING TO BE SITUATED ON A LOT OF NO LESS THAN 6,000 SQUARE FEET AND A TWO-UNIT DWELLING ON A LOT OF 3600/SF PER UNIT IN AREA WHEREAS THE APPLICANT PROPOSES A NEW TWO FAMILY WITH 1789 SF/DWELLING UNIT
3332.19 FRONTING: TO ALLOW THE TO NOT FRONT A PUBLIC STREET AND TO FRONT THE EAST PROPERTY LINE
3332.25A MINIMUM SIDE YARD PERMITTED: TO ALLOW FOR MINIMUM SIDE OF 3' IN LIEU OF THE REQUIRED 5' FOR THE NORTH AND SOUTH PROPERTY LINES.
3332.25B: TOTAL OF COMBINED SIDE YARDS TO ALLOW DWELLING ON LOT C TO HAVE A SETBACK OF 6.15' IN LIEU OF THE REQUIRED 12.53'

LOT D 364 DESHLER/EXISTING FOUR FAMILY

PARCEL NUMBER 010-021422
LOT AREA 4533.8 SF LOT AREA WITH ½ ALLEY IS 5340.5 SF
BUILDING FOOTPRINT 1816.86 SF OR 34%
REARYARD 1074 SF OR 23.7%
SQUARE FOOTAGE 1335.1 SF /DWELLING UNIT
MINIMUM SIDE YARD SETBACK 5' MAXIMUM SIDE YARD SETBACK REQUIREMENT 10'
SIX PARKING SPACES REQUIRED (4 UNITS X 1.5/UNIT)/THREE PROVIDED.

PROPOSED VARIANCES LOT D/364 DESHLER

3312.49 REQUIRED PARKING: TO ALLOW THREE PARKING SPACES ON LOT D IN LIEU OF THE REQUIRED SIX SPACES.
3332.037 R-2F RESIDENTIAL DISTRICT: TO ALLOW FOR A EXISTING FOUR FAMILY ON LOT D
3332.14 R-2F AREA DISTRICT REQUIREMENTS: REQUIRES A SINGLE-UNIT DWELLING OR OTHER PRINCIPAL BUILDING TO BE SITUATED ON A LOT OF NO LESS THAN 6,000 SQUARE FEET AND A TWO-UNIT DWELLING ON A LOT OF 3600/SF PER UNIT IN AREA WHEREAS THE APPLICANT PROPOSES EXISTING FOUR FAMILY WITH 1133.45 SF SF/DWELLING UNIT AND A LOT SIZE OF 5340.5 SF
3332.19 FRONTING: TO ALLOW THE EXISTING UNIT TO NOT FRONT A PUBLIC STREET AND TO FRONT AN ALLEY TO THE EAST.
3332.25A MINIMUM SIDE YARD PERMITTED: TO ALLOW FOR MINIMUM SIDE OF 3.4' IN LIEU OF THE REQUIRED 5' FOR THE NORTH PROPERTY LINE
3332.27 REARYARD: WHEREAS 25% REARYARD IS REQUIRED AND LOT D HAS A REARYARD OF 23.7% FOR THE EXISTING FOUR FAMILY.
3332.28 OBSTRUCTIONS IN A REQUIRED SIDE YARD: TO ALLOW FOR TWO SURFACE PARKING IN THE SOUTH SIDE YARD OF THE BUILDING

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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Phone: 614-645-4522 ▪ ZoningInfo@columbus.gov ▪ www.columbus.gov/bzs

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

Case Number	<u>CV25-130</u>
Address	<u>358 E. DESHLER AVE</u>
Group Name	<u>COLUMBUS SOUTH SIDE AREA COMM.</u>
Meeting Date	<u>February 17, 2026</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The architect for the application presented an overview of the project including aerial view and views of the surrounding neighborhood. Lists of variances for all four parcels were presented and discussed. All questions were answered and commissioners voted to approve the variances as presented.

Vote	<u>9-0-0</u>
Signature of Authorized Representative	<u>Kathryn F. Green</u> <small>Digitally signed by Kathryn F. Green Date: 2026.02.17 20:44:47 -05'00'</small>
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 #: CV25-130

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) John Allen
of (COMPLETE ADDRESS) 12710 W Bank Drive Millersport Ohio 43046
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

<p>1. John Allen 12710 West Bank Drive Millersport Ohio 43046</p>	<p>2. Sandy Allen 12710 West Bank Drive Millersport Ohio 43046</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT John Allen, Sandra M Allen

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

Donna J Holycross
SIGNATURE OF NOTARY PUBLIC

MAR 03, 2030
My Commission Expires

Notary Seal Here



Donna J Holycross
Notary Public, State of Ohio
My Commission Expires:
March 03, 2030

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