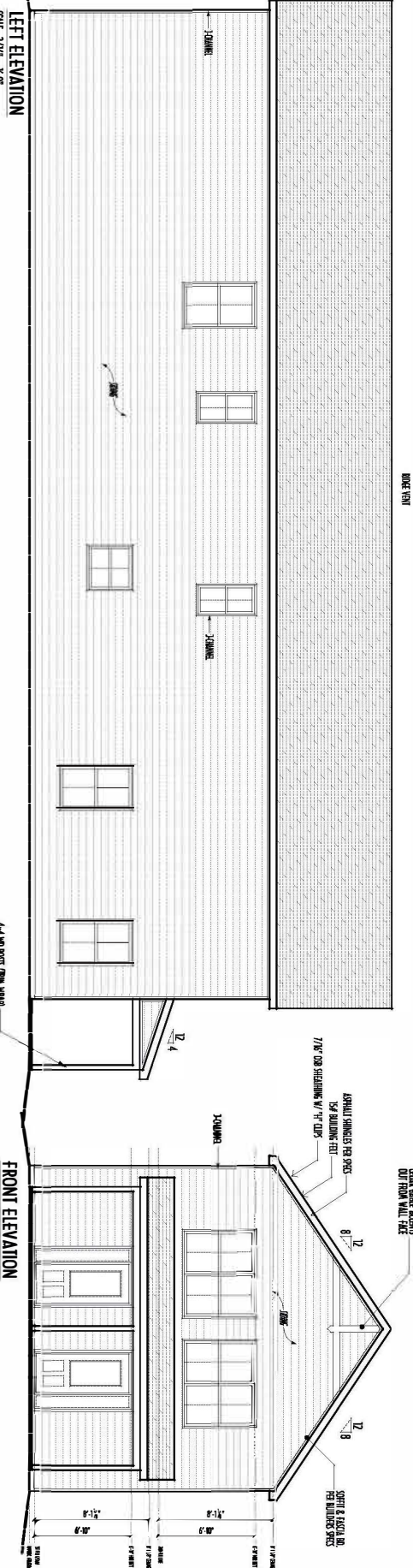
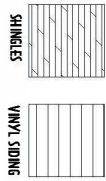


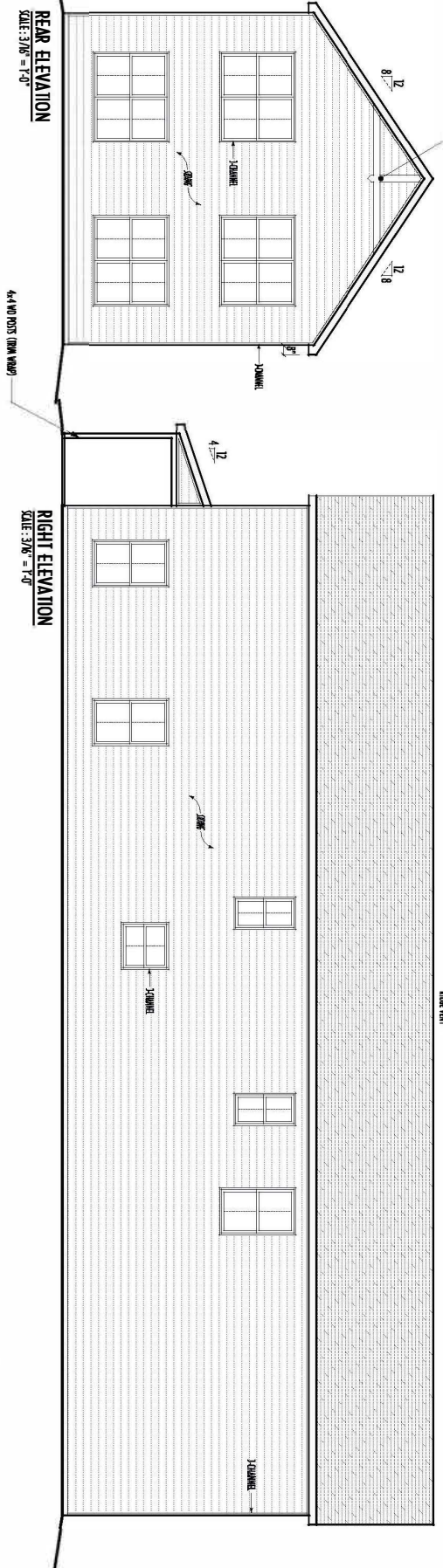


LEFT ELEVATION
SCALE: 3/16" = 1'-0"

FIRST FLOOR CEILING @ 8'-1 1/2" UNLESS NOTED
FIRST FLOOR WINDOW HEADERS @ 6'-0" UNLESS NOTED
SECOND FLOOR CEILING @ 8'-1 1/2" UNLESS NOTED
SECOND FLOOR WINDOW HEADERS @ 6'-0" UNLESS NOTED
SEE 002' PLAN FOR SLOPE & RISE
FLASH & CAULK ELEVATIONS AS VENDOR'S TO PROVIDE A
A WATER TIGHT SEAL BETWEEN MATERIALS, FINISHES & JOINTS
WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
CORNER WINDOW SILL & DOOR THRESHOLDS WITH SLOPE
SLOPE SLOPE AWAY FROM CONSTRUCTION FOR PROPER DRAINAGE



danne design
09/25/2025



REAR ELEVATION
SCALE: 3/16" = 1'-0"

RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

FIRST FLOOR UNIT A	803 SQ.FT.
SECOND FLOOR UNIT A =	742 SQ.FT.
TOTAL UNIT A =	1,545 SQ.FT.
TOTAL BUILDING =	3,090 SQ.FT.

Revisions	By	Date
1/28/23 & 4/30/23	W	1/28/23
5/6/23 & 5/17/23	W	5/6/23
5/12/23 & 5/14/23	W	5/12/23
5/21/23	W	5/21/23



A New Two-Story Duplex Residence
Proposed New Duplex 3-Bedrm/2 Bath
1097 E. 18th Ave., Columbus - Franklin County OH



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cell / text: 614.207.6266
e-mail: dannednd@gmail.com
THESE PLANS SHALL NOT BE REPRODUCED OR USED FOR CONSTRUCTION
WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR OF THE PLANS.
ALL DESIGNS REMAIN THE EXCLUSIVE PROPERTY OF RON DANNE, P.A.

ELEVATIONS

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

APPLICATION: CV25-076
Location: 1097-1099 E. 18TH AVE. (43211), being 0.12± acres located on the south side of East 18th Avenue, 271± feet west of Ontario Street (010-076146; South Linden Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Two-unit dwelling.
Applicant(s): Darrell Glover; 1209 North Hill Road, #117; Pickerington, OH 43147.
Property Owner(s): The Applicant.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of an undeveloped parcel in the R-3, Residential District. The requested Council variance will allow a two-unit dwelling with reduced development standards. Variances to reduce required parking from four to two parking spaces and reduce lot width from 50 to 36± feet are included in this request.
- A Council variance is required because the R-3 district does not allow a two-unit dwelling with reduced development standards.
- To the north, south, east, and west of the site are single-unit dwellings in the R-3, Residential District.
- The site is within the planning boundaries of the *South Linden Land Use Plan* (2018), which recommends “Medium Density Residential (10-16 du/ac)” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the South Linden Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this proposed two-unit dwelling.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested Council variance will allow a two-unit dwelling with reduced development standards in the R-3, Residential District. Staff supports the request as the submitted site plan and building elevations are consistent with the *South Linden Land Use Plan’s* and the C2P2 Design Guidelines respectively, and the proposal will not add an incompatible use to the area.

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

This is a vacant lot and this change would improve its current use and situation.

2. Whether the variance is substantial.

☐ Yes ☒ No

The request is not substantial to go from a single family to a duplex/double.

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 property going from a single family to a duplex/double would not alter or cause suffering of adjoining properties. There would be no use change and the street is currently a mix of single family and double/duplexes as well the surrounding area.

111 N Front Street, Columbus, Ohio 43215

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

☐ Yes ☒ No

The variance would not adversely affect the delivery of governmental services as this is only one unit.

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

☐ Yes ☒ No

The owner was unaware that you could not change a single unit to a double/duplex as the previous address indicated a duplex was on the lot previously.

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

☐ Yes ☒ No

Columbus zoning requires the variance and this cannot be obviated through other methods.

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

☒ Yes ☐ No

This will improve the neighborhood and bring more housing to the community.

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):

Single family to duplex/double in R3 010-076146-00
MUNI-CODE 3332.035

Signature of Applicant



Date

8-19-25

1097-99 East 18th Ave Duplex

1097-99 East 18th Ave., Columbus, OH 43211

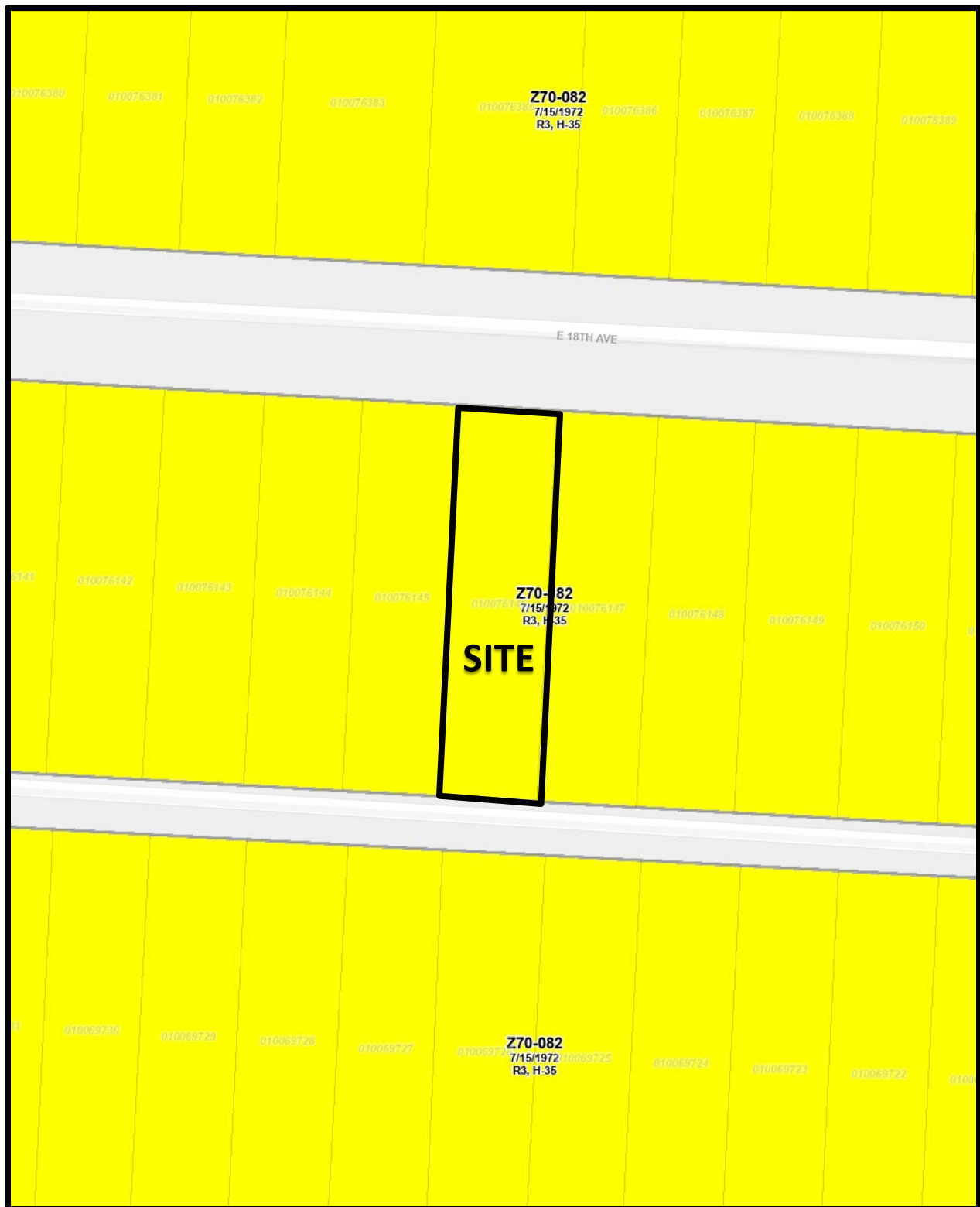
Statement of hardship:

1. This is currently a vacant lot and would improve the condition and use.
2. This is not a substantial request to go from a single family to a two-unit use.
3. The property is proposing to go from a single-family home to a duplex/double. There will be no use change. The proposed use would match the current neighborhood which contains a blend of single family and duplex/double homes.
4. This use is only upgrading one unit
5. The owner was not aware of the restrictions of the site to be a single-family unit as the address indicated previous duplex on the parcel.
6. Columbus zoning informed us that the variance is required to build/construct a duplex, instead of a single family.
7. This change will improve the current property and surrounding neighborhood while offering more housing.

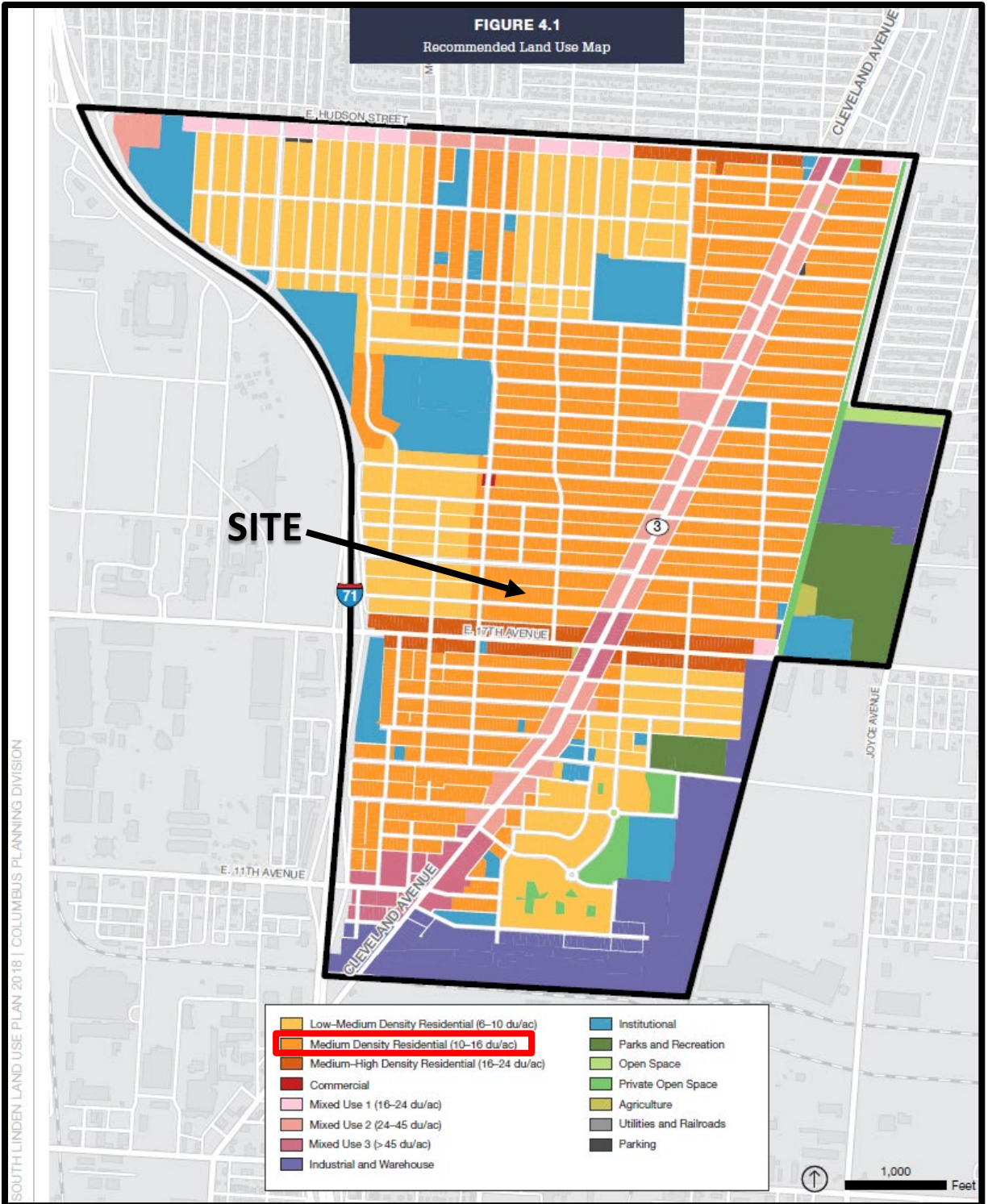
Section 3332.035, R3 residential district, allows one single-unit dwelling per lot, while the applicant proposes a two-unit dwelling, as shown on the submitted site plan.

Section 3332.05(A)(4), area district lot width requirements, requires lot width of 50 feet while the applicant proposes to maintain a lot width of 36 feet.

3312.49, Required parking: to reduce required parking from 4 to 2.



CV25-076
1097-1099 E. 18th Ave.
Approximately 0.12 acres



CV25-076
1097-1099 E. 18th Ave.
Approximately 0.12 acres



CV25-076
1097-1099 E. 18th Ave.
Approximately 0.12 acres

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

Case Number CV25-076

Address 1097 E 18TH AVENUE

Group Name SOUTH LINDEN AREA COMMISSION

Meeting Date Tuesday, September 16, 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:

Property Owner is proposing new construction of a Duplex Unit for a two (2) family dwelling with a hard surface parking pad to the rear of the home, with reduced minimum lot width and area district requirements. Granting variance under Section 3332.035 permits a two (2) unit dwelling building in a R-3 Residential District. Granting variance under Section 3332.05 reduces the required lot width from Fifty (50) feet to Thirty-Six (36) feet to legitimize the existing lot condition. Granting variances does not adversely affect the surrounding neighbors. With Eight (8) Area Commissioners in attendance Quorum is Met. The South Linden Area Commission convened its regularly scheduled meeting this date. Having heard statements made, reviewed supporting documentation, and engaged meaningful discussions to clarify and satisfy concerns, Commissioner Stanley moved with a second from Commissioner SN Williams to issue its RECOMMENDATION OF APPROVAL. The Chair opened for additional questions and hearing none, called for the Voice Vote as follows: Carter, Duckworth, Stanley, Redman, Wade, DWilliams, PWilliams, and SNWilliams: All In FAVOR. No Abstentions or Oppositions.

Vote EIGHT (8) In FAVOR; No Abstentions or Opposition

Signature of Authorized Representative *Peggy A. Williams*

Recommending Group Title SLAC Zoning Chair

Daytime Phone Number HOME: (614) 372-5006 WORK: (614) 267-2536

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 #: CV25-076

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) Darrell Glover

of (COMPLETE ADDRESS) 1209 North Hill Rd #117 Pickerington, Oh 43147

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. SD Glover LLC c/o Darrell Glover 614-207-7970 1209 North Hill RD #117 Pickerington, OH 43147 0	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 19th day of August, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



DORIS L. JONES
Notary Public
State of Ohio
My Comm. Expires
June 23, 2029

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