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FINAL SITE PLAN RECEIVED 09.25.2025 SHEET 1 OH CV25-076

R-13 BAÎT IN EXT. WALLS (OF HEATED AREAS) + R5 EXTERIOR IN SU SHEATHING R-49 in Ceil Nas (Aby Heated Jareas) R-10 riego ed insulation Under Conc. slab floors (24" in & down from edge)

MIN. INSUITATION VALUES (ONLY IF AREAS ARE FINISHED):

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ROGERIST LAYOUTS

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L - rowhou
D - out to acid
D - out to I - minimum
C - misceloraeous
C - masceloraeous
C - national electric code
C - not to scale
C - on center falso C/C)
H - overhang
O - out to out d wood bears

INDEX OF DRAWINGS

Abbreviations

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Affic access (22,80nl must comply with Sectors 806 & 807 Insider and & calling finations that not record dispersiphent constructions on disclosed by all spacebase cooling. Continuous and with the dams peaks above that contain miscousky development of the relighber replacement & conclose with the building sector & verify with local jurisdictived requirements. Sarage-to-house wall separation must comply with Section 309.2 niator doos are shown 4 tolt comers utless dinavisioned officewise.

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09/25/2025

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18th AVE (50' R.O.W.)

36.00

Live Load design criteria fivates per location, shown for OH below?

danell Glover

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uctural lumber nith 10 SPF, 10 (Canadan) or better UNO, w/ less than naishive content, and is to be graded & marked with the appropriate grade stamp.

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LOCATION MAP DISTRICT 0 COLUMBUS 0 ARTS DISTRIC

XYON WEAKON 143.83 65 ANI. 2 PLANCES SPOTS 36.00 23.00 5, 143.85

> 1097 E. 181H AVE
> PARCEL #10-076146-00
> WILLARD-OLEMFIAND HTS SUBDIV LOT 48
> CITY OF COLLIABUS RCHITECTURAL SITE PLAN

FRANKL IN COUNTY OHIO TOTAL UNIT A = SECOND FLOOR UNIT A = IRST FLOOR UNIT A

803 SQ.FI. 742 SQ.FI. 1,545 SQ.FI. 3,090 SQ.FI.

1 of 9

ALL FROM, SIDE & REAR YARD SERVICES ARE ESTIMATES VERIFY WITH CITY OF COLUMBUS ZONING DEPT PRIOR TO PROTEEDING

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HOUSE & PAYING AREA = 2,245 S.F. (43.3% COVERAGE)
REAR YARD AREA = 1,723 S.F. #83.3% OF LOT)

AIN FRONT YARD SETBACK: AIN. SIDEYARD SETBACK: AIN REAR YARD SETBACK:

FLOCO MAZIARO ZONE "X" (DUTSIDE DE 100 YR FLOCOPMAINO According to federal garbesecy mamagarem agency f.i.e.) Community Painel 39049(D188 K, effective din 04/10/2008 PBR PLAT, OR </= ADJACENT PROPERTY 3FT DN LDTS </=40° WIDE (EACH SIDE) >25% OF TOTAL LDT AREA R-3 / H-35 (CITY OF COLUMBUS)

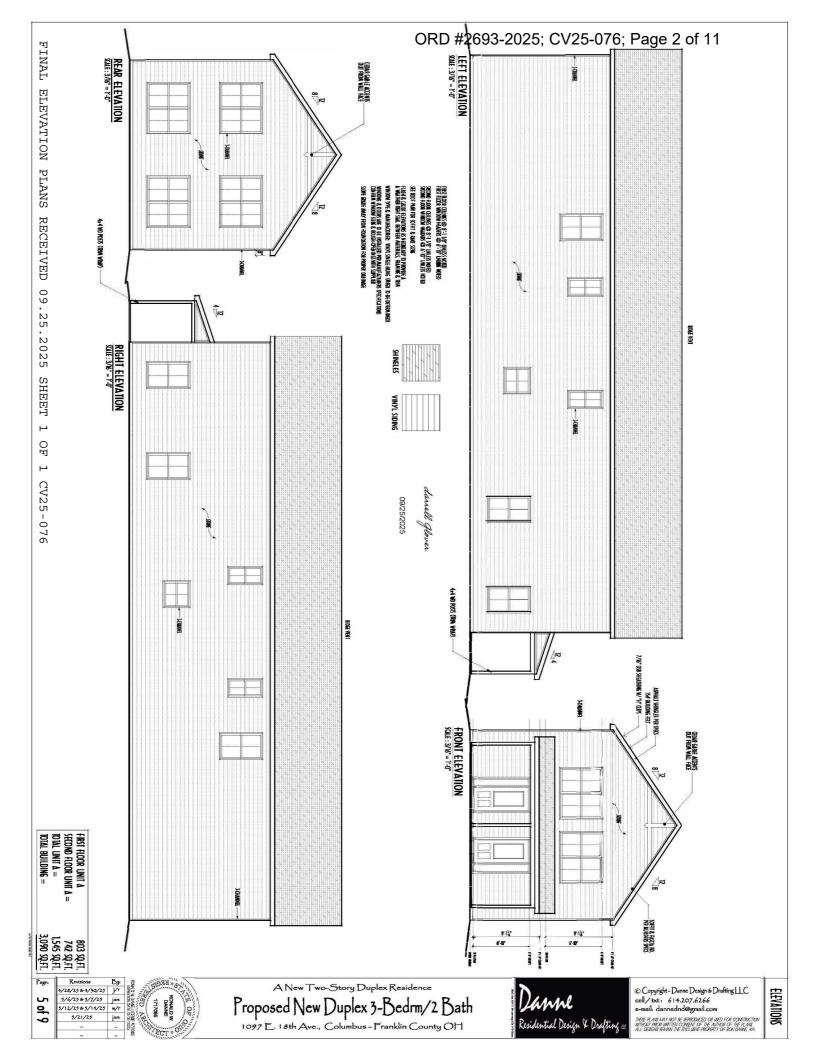
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Revisions By 4/24/25 6-4/50/25 yr 3/6/25 6-3/14/25 jan 5/12/25 6-3/14/25 w/r 5/21/25 jan 6/24/25 jan 6 1717085

Proposed New Duplex 3-Bedrm/2 Bath



© Copyright - Danne Design & Drafting LLC cell / txt: 614.207.6266
e-mail: dannednd@gmail.com



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.



Council Varian@RPA#2693-2025 pW25-076; Page 4 6 1/23-076

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZonmeInto@columbus.20v • 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 conneil 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:

 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 tamily to a duples/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 duples/double would not after 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 a well the surrounding area.



Council Varian ORD##2698i-2025; OW 25-076; Page 5 61/23-076

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • Zoning! nfo@columbus.gov • www.columbus.gov/bz-

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.
 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 helieve 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 B-19-25

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.

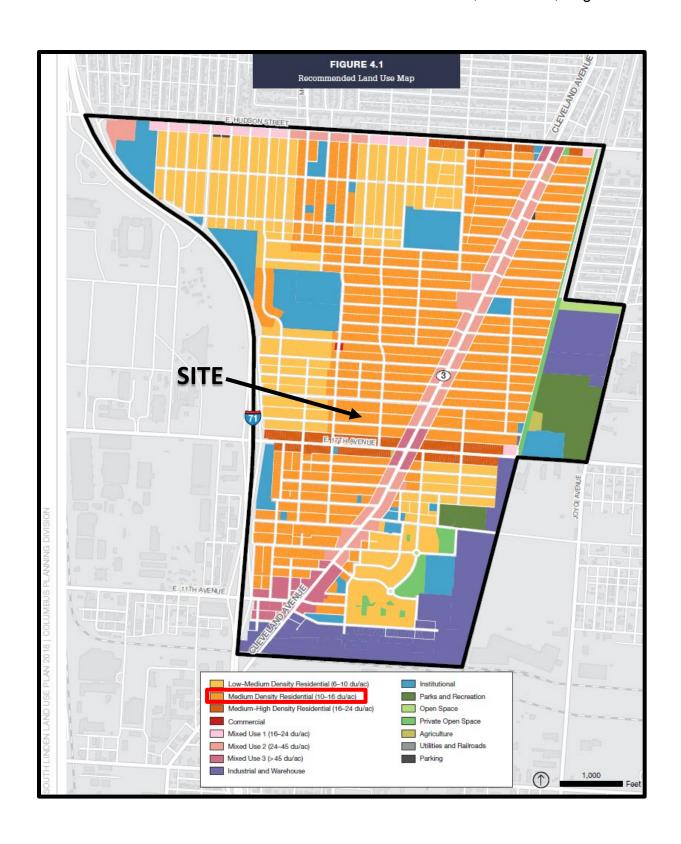
Section 3332.035, R3 residential district, allows one single-unit dwelling per lot, while the applicant proposes a two-unit dwelling, as shown on the submitted site plan.

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



ORD #2693-2025; CV25-076; Page 10 of 11 **Standardized Recommendation Form**

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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 (Check only one)	✓ Approval☐ 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.



Council Varian RD #2693-2020:iGW25-076; Page 11 of 11

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 - Zoning Info@columbus, 201/ www.columbus.gov/bys

PROJECT DISCLOSURE STATEMENT	CV25-076 APPLICATION #:
Parties having a 5% or more interest in the project that is the subj	ect of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTAE	RIZED. Do not indicate 'NONE' in the space provided.
STATE OF OHIO COUNTY OF FRANKLIN	
Being first duly cautioned and sworn (NAME) Darrell Glove of (COMPLETE ADDRESS) 1209 North Hill Rd #117 Pi	
deposes and states that they are the APPLICANT, AGENT, OR DU	TLY AUTHORIZED ATTORNEY FOR SAME and the following is a ing a 5% or more interest in the project which is the subject of this
Co Bi	ame of Business or individual Ontact name and number usiness or individual's address; City, State, Zip Code umber of Columbus-based employees
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.	
1014	ny of west, in the year 2025 Notary Seal Here My Commission Expires
	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.