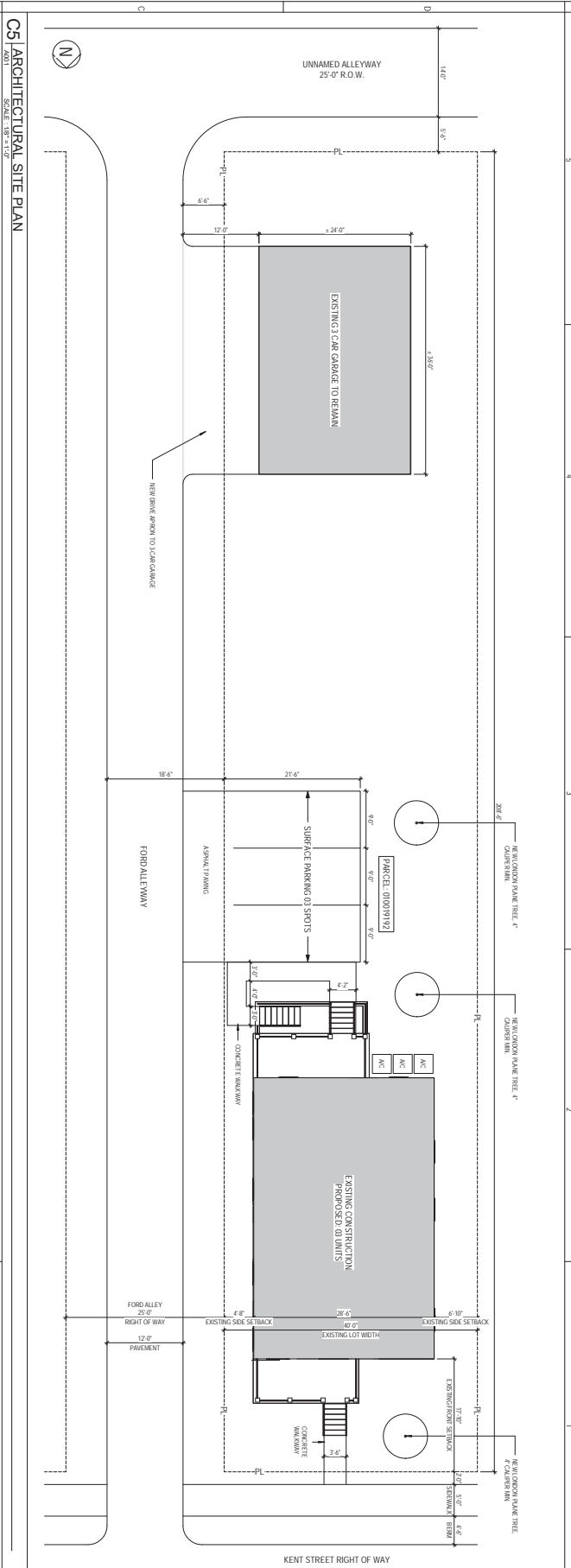


NOT FOR CONSTRUCTION. THIS SITE PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. 10/19/2025



CS ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

VARIANCES REQUESTED:

3332.035 - ZONING DISTRICT - R3
A VARIANCE TO ALLOW FOR 68 UNITS WHERE ONLY
A SINGLE FAMILIAL HOME WOULD BE PERMITTED.
3332.05 - AREA DISTRICT LOT WIDTH REQUIREMENTS
A VARIANCE TO COMPLY WITH THE EXISTING LOT WIDTH
OF 110 FEET AS 50 FT WOULD BE REQUIRED FOR
R-3 DISTRICT.

APPLICANT: JOSH TOMEY, ON OWNERS BEHALF

05/19/2025

STORIES: 2 STORY EX. EXISTING STRUCTURE
BUILDINGS HEIGHT: LESS THAN 35'0" LIMIT TO BE
MAINTAINED.

OWNER: HOMESIDE HOLLOW PKWY LLC
KENT STREET RESIDENCES

1351 KENT STREET
COLUMBUS, OH 43205



ARCHITECT OF RECORD
MATTHEW T. TISHMAN - 1010626
DESIGNATION STATE OF OHIO
SUBMITTAL DATE: 05/19/2025

A001

ARCHITECTURAL SITE PLAN - TMR EX

MHC PROJECT 24025

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

APPLICATION: CV24-111
Location: 1351 KENT ST. (43205), being 0.18± acres located on the south side of Kent Street 200± feet west of Miller Avenue (010-019192; Livingston Avenue Area Commission).
Requested Zoning: R-3, Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Joshua Tomey; 161 N. 4th Street, Columbus, OH 43215.
Property Owner(s): Homeside Renovations, LLC; 754 Fox Hollow Parkway, Marieta, GA 30068.
Planner: Dane Kirk; 614-645-7973; DEKirk@Columbus.gov

BACKGROUND:

- The 0.18± acre site consists of one parcel developed with a single-unit dwelling in the R-3, Residential District.
- The requested Council Variance is necessary to allow a three-unit dwelling in the R-3, Residential District and to reduce the required lot width from 50 feet to 40 feet.
- North and west of the site are single-unit dwellings in the R-3, Residential District. South of the site is a religious facility in the R-3, Residential District. East of the site are multi-unit and single-unit dwellings in the R-3, Residential District.
- The site is located within the boundaries of the Livingston Avenue Area Commission, whose recommendation is for approval.
- Staff recognizes that there is a practical difficulty in complying with the required lot width of 50 feet.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested Council variance will allow a three-unit dwelling in the R-3 district and a reduced lot width. Staff notes the proposed density is greater than the Plan recommendation of "Medium Density Mixed Residential (6-10 du/ac)". *Columbus Citywide Planning Policies (C2P2)* Design Guidelines recommends projects that are proposed at a density higher than that of the recommended land use may be supported if they include a high level of site and architectural design. Additionally, staff recognize existing higher density residential uses to the east, preservation of the existing home, and the site's proximity to the East Livingston Avenue corridor as mitigating factors for support of the proposed use.

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

2. Whether the variance is substantial.

Yes No

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

Council Variance Application

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DEPARTMENT OF BUILDING
 AND ZONING SERVICES

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

☐ Yes ☒ No

The variance will not affect the delivery of governmental services

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

☒ Yes ☐ No

The property owner purchased the property with knowledge of the zoning restriction.

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

☐ Yes ☒ No

The property owners predicament cannot be obviated through some method other than a variance.

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

☒ Yes ☐ No

The spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the variance. The intent of the current zoning is to produce a vibrant residential neighborhood, which our project will contribute to.

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 review additional documentation

Signature of Applicant

Joshua G. James

Date

08/27/24

1351 Kent St. Columbus, OH 43205

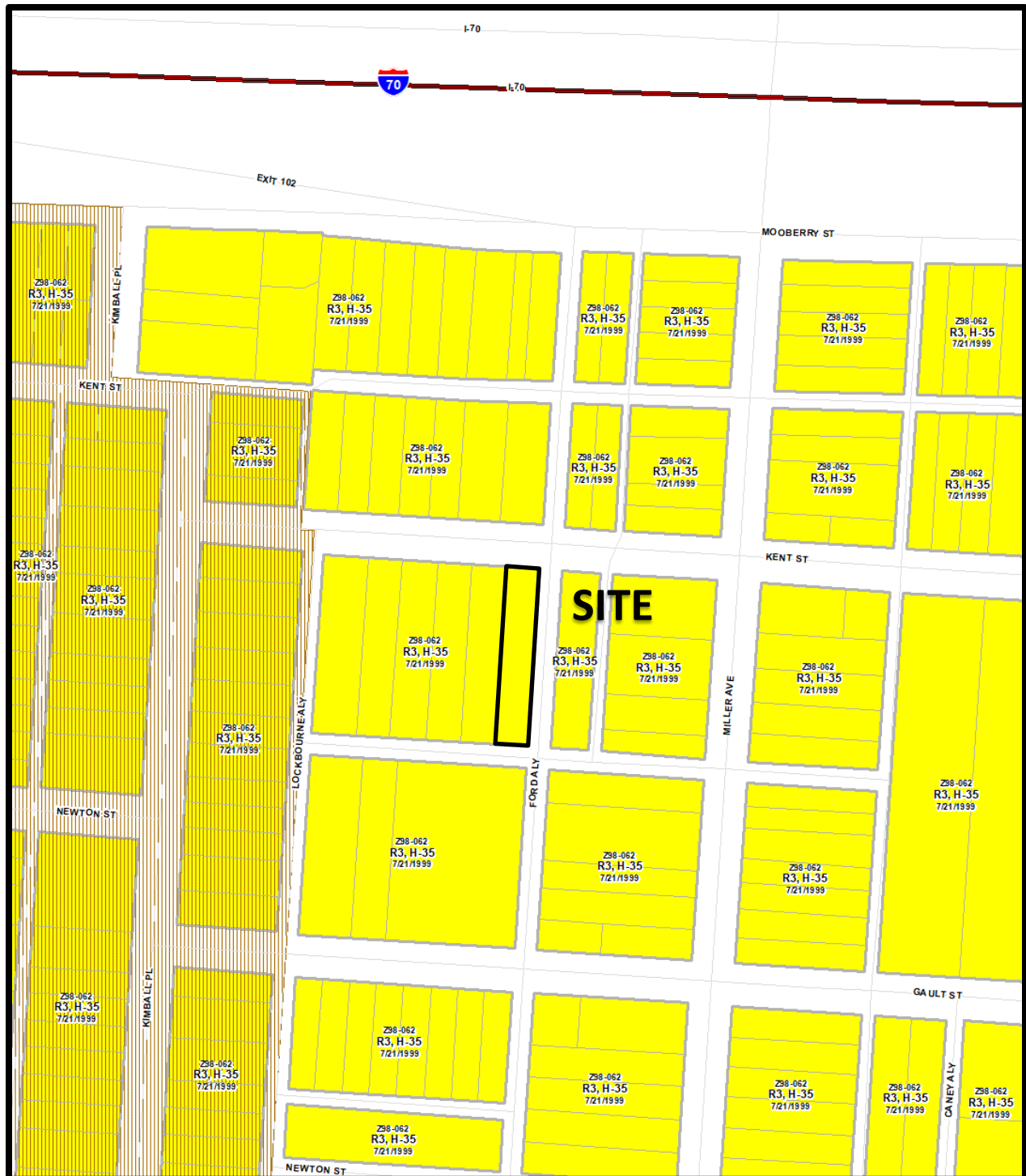
Statement of Hardship

This project aims to create a vibrant residential neighborhood located in the South Side Area, by converting the partially finished single family home into a 3-unit building.

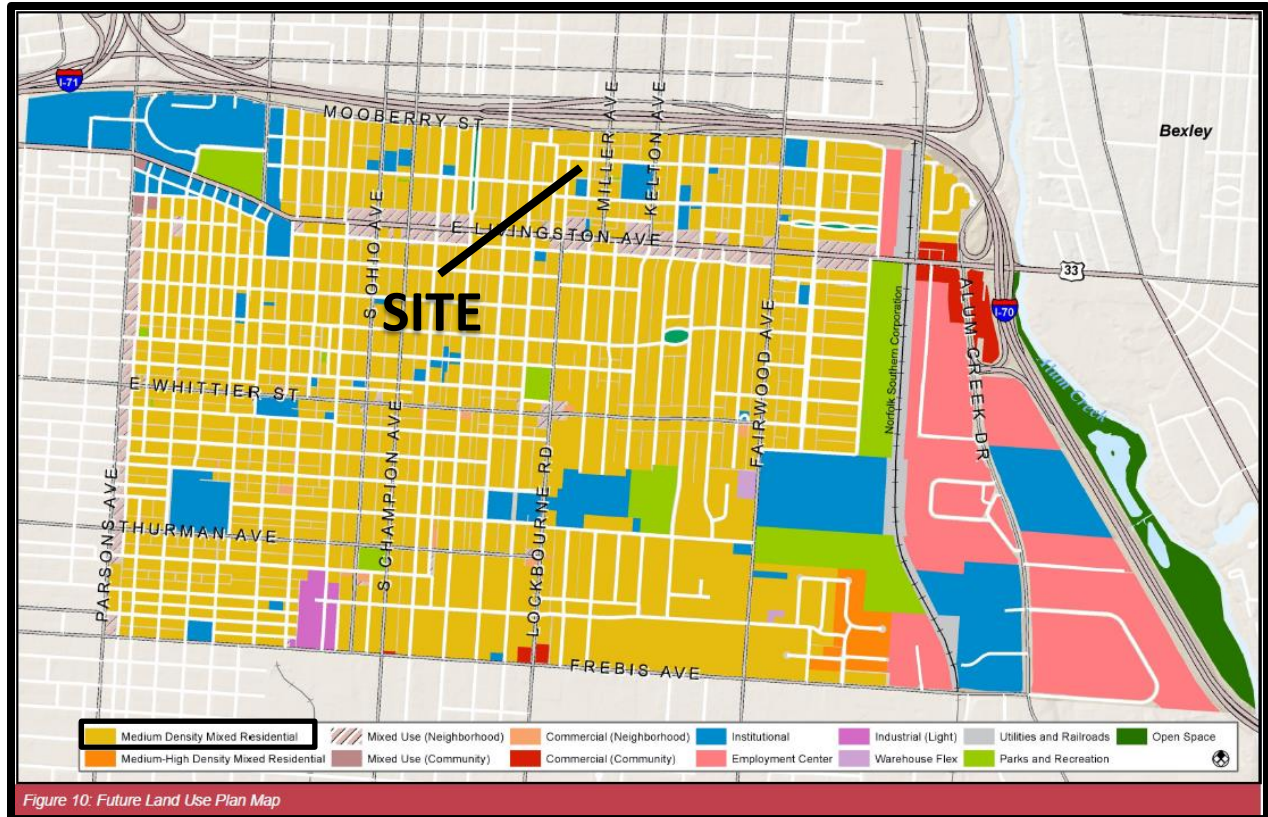
The existing lot is in an R-3 zoning district, which doesn't allow for multi-family development. We are requesting per Section 3332.035 R-3 that a variance be granted to allow for the conversion of the partially finished home into a 3-unit building.

The Lot width per section 3332.05 – Area district lot width requirements, requires the lot to be 50ft for an R-3 lot, but the existing lot dimensions are 40ft in the shorter direction and 208.5ft in the long direction.

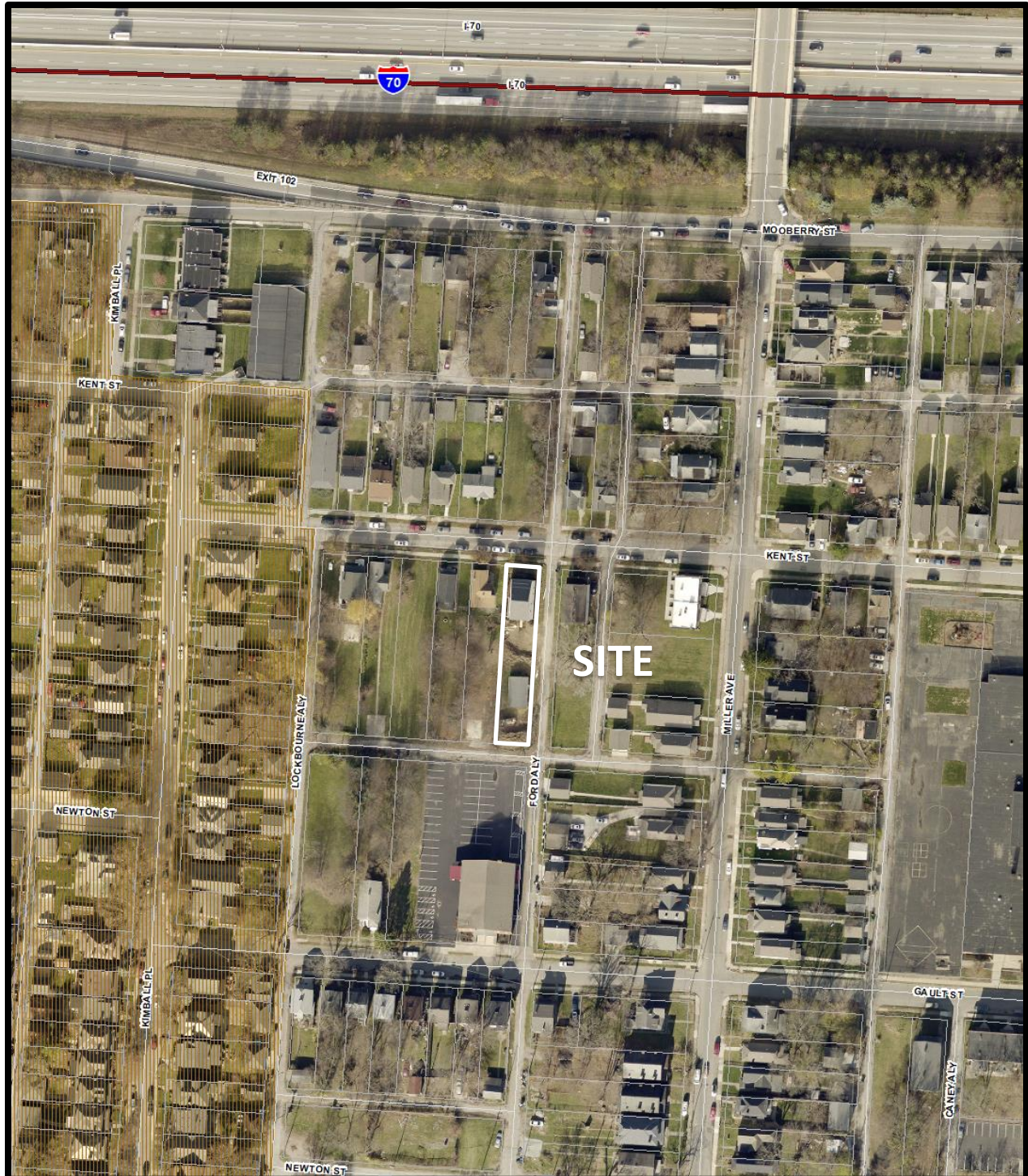
We believe that none of these variances will harm existing neighbors or neighborhood conditions and will instead lend towards creating a robust, residential neighborhood.



CV24-111
1351 Kent St.
Approximately .18 acres



CV24-111
1351 Kent St.
Approximately .18 acres



CV24-111
1351 Kent St.
Approximately .18 acres



Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 CV24-111

Address 1351 Kent St.

Group Name Livingston Avenue Area Commission

Meeting Date 1/21/2025

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 **APPROVAL: 8 ; DISAPPROVAL: 0 ; ABSENT: 1**

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

PRESIDENT

614-599-0106

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-111

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) Joshua J. Torney

of (COMPLETE ADDRESS) 161 N 4th St., Columbus OH 43215

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. <u>Homeside Renovations, LLC</u> <u>Andrew Snyder 678-596-3785</u> <u>754 Fox Hollow Pkwy</u> <u>Marietta, GA 30068</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT Joshua J. Torney

Sworn to before me and signed in my presence this 22 day of May, in the year 2025

Mckenzie Lynn Drake
SIGNATURE OF NOTARY PUBLIC

October 22, 2029 Notary Seal Here
My Commission Expires



MCKENZIE LYNN DRAKE
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
October 22, 2029

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