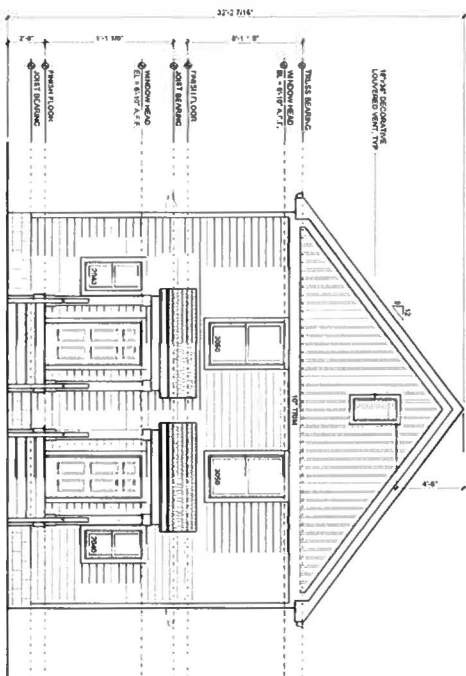
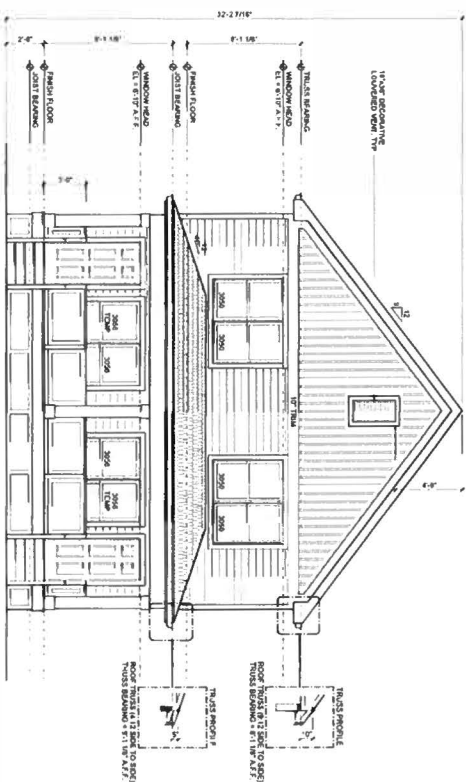


FINAL SITE PLAN RECEIVED 03.30.2026 SHEET 1 OF 1 CV25-118

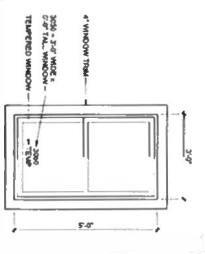
2 REAR ELEVATION



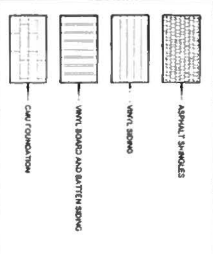
1 FRONT ELEVATION



WINDOW LEGEND



ELEVATION MATERIAL LEGEND



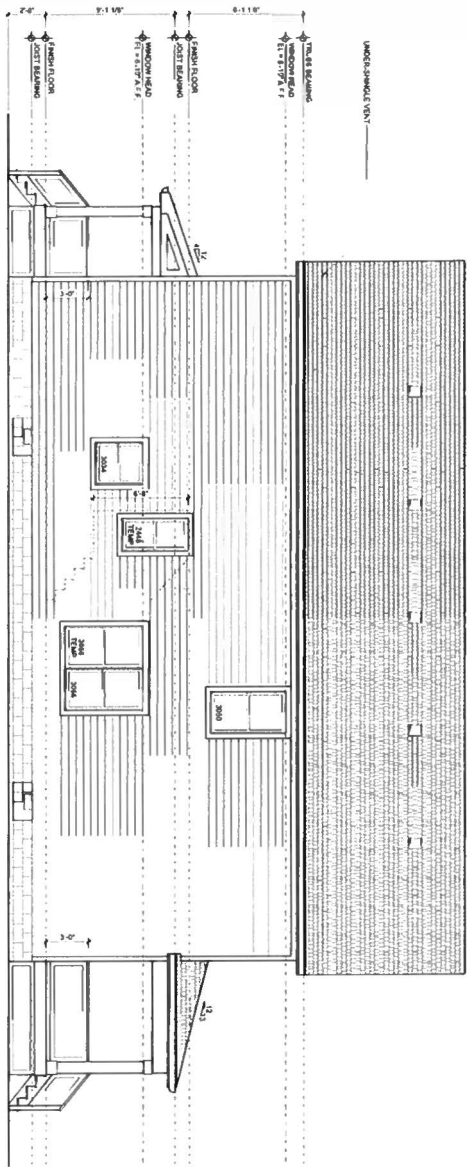
3.30.2026
Scott Baker

1289-1291 E 17TH AVE
 COLUMBUS, OHIO 43211
 NEW DUPLEX
 PREPARED FOR

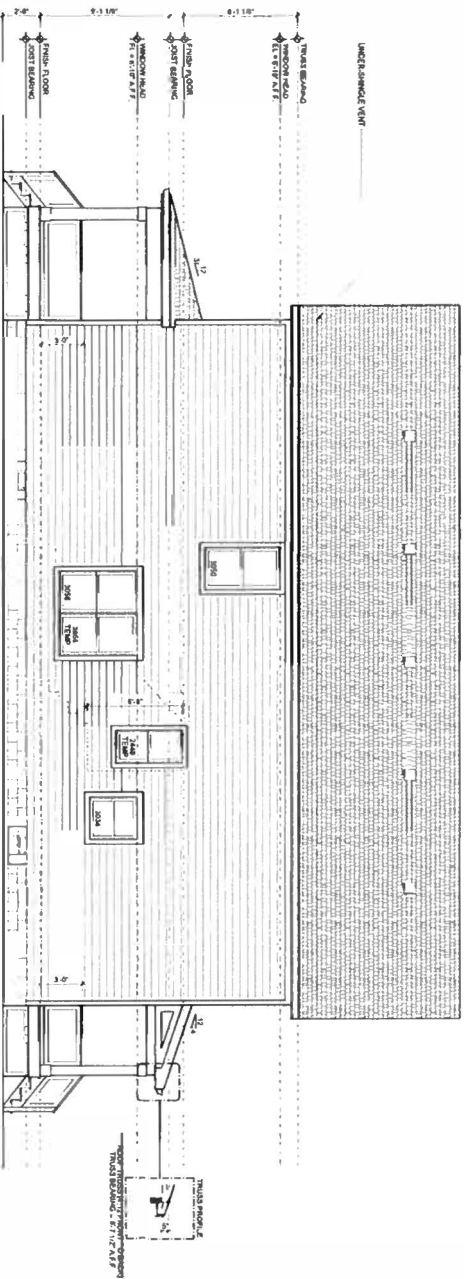
Healthy Homes
 HEALTHY COMMUNITIES. HEALTHY FAMILIES. INSPIRATION.

SBA STUDIOS
 ARCHITECTURAL DESIGN
 11460 27th Ave, Columbus, OH 43221
 WWW.SBASTUDIOS.COM

SCOTT D. BAKER, LICENSED ARCHITECT
 1454
 STATE OF OHIO
 ARCHITECTURE BOARD
 1454



2 LEFT ELEVATION



1 RIGHT ELEVATION

3.30.2026
Erin Long Johnson

ELEVATION MATERIAL LEGEND

- ASPHALT SHINGLES
- VINYL SIDING
- VINYL BOARD AND BATTEN SIDING
- CEMENT FOUNDATION

#	DATE	ISSUED WITH CHANGE DESCRIPTION

1289-1291 E 17TH AVE
 COLUMBUS, OHIO 43211
 NEW DUPLEX
 PREPARED FOR:

Healthy Homes
 A HEALTHY INVESTMENT - HEALTHY FINANCED INVESTMENT

SBA STUDIOS
 ARCHITECTURAL DESIGN
 612.482.7261 WWW.SBASTUDIOS.COM

SBAS
 STATE BOARD OF ARCHITECTS
 SCOTT D. SHAWER
 18484

SCALE: 1/4" = 1'-0"
 SHEET: EXTERIOR ELEVATIONS
A2-2
 CONSTRUCTION REQUIREMENTS
 SBA STUDIOS PROJECT # 2025-42

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

APPLICATION: CV25-118
Location: 1289-1291 E. 17TH AVE. (43211), being 0.11± acres located on the south side of East 17th Avenue, 49± feet west of Louis Avenue (010-052684; South Linden Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Two-unit dwelling.
Applicant(s): Healthy Homes c/o Gretchen West; P.O. Box 77499; Columbus, OH 43207.
Property Owner(s): Central Ohio Community Improvement Corporation; 845 Parsons Avenue; Columbus, OH 43206.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of one undeveloped parcel that was formerly developed with a two-unit dwelling in the R-3, Residential District. The requested Council variance will allow a new two-unit dwelling. Variances to reduce required parking from four to three spaces, reduced lot width from 50 to 35 feet, and reduced lot area from 5,000 to 4,725± square 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, two, and four-unit dwellings in the R-3, Residential District.
- The site is located within the planning boundaries of the *South Linden Land Use Plan* (2018), which recommends “Medium–High Density Residential (16-24 du/ac)” land uses at this location.
- 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 requested use, and support the reductions in lot width, lot size, and required parking.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested Council variance will allow a two-unit dwelling in the R-3, Residential District. Staff supports the requested variances as they are consistent with the *South Linden Land Use Plan’s* recommendation, and with similar residential infill projects in urban neighborhoods. Since several two-unit dwellings exist or have been recently approved and constructed in this immediate area, the proposal will not introduce an incompatible use to the area.

Council Variance Application

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

We are seeking a variance to develop a two unit dwelling (duplex) on an R3 lot. While the lot could be used for other purposes, this variance will increase the stock of high quality, affordable housing options available while maintaining the character of the neighborhood.

2. Whether the variance is substantial.

Yes No

This is a use variance.

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

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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 impact delivery of services and/or utilities.

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

Yes No

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

Yes No

This is a use 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 City of Columbus is modernizing the zoning code written more than 70 years ago to reflect how our city has grown — and how people live, work, and move today. Granting this variance would be aligned with these initiatives.

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 see attached.

Signature of Applicant

Gunter West

Date

11-24-25

Council Variance Application: 1289-91 E. 17th Ave.



Healthy Homes is the affordable housing arm of Nationwide Children's Hospital's Healthy Neighborhoods Healthy Families initiative.

Statement in Support of Variance(s)

This site is located on E. 17th Ave, east of Cleveland Ave. The parcel is zoned R-3, as is much of the South Linden Area Commission Area. The applicant proposes to build a two (2) unit dwelling (duplex) and three surface parking spaces at the rear of the lot with parking accessed from the back alley, as depicted on the submitted site plan. The width of the lot is existing and does not meet the requirement under section 3332.05. The lot width is like other parcels in the area. Additionally, the applicant proposes a parking space variance to reduce the parking spaces from 4 to 3, under section 3312.49

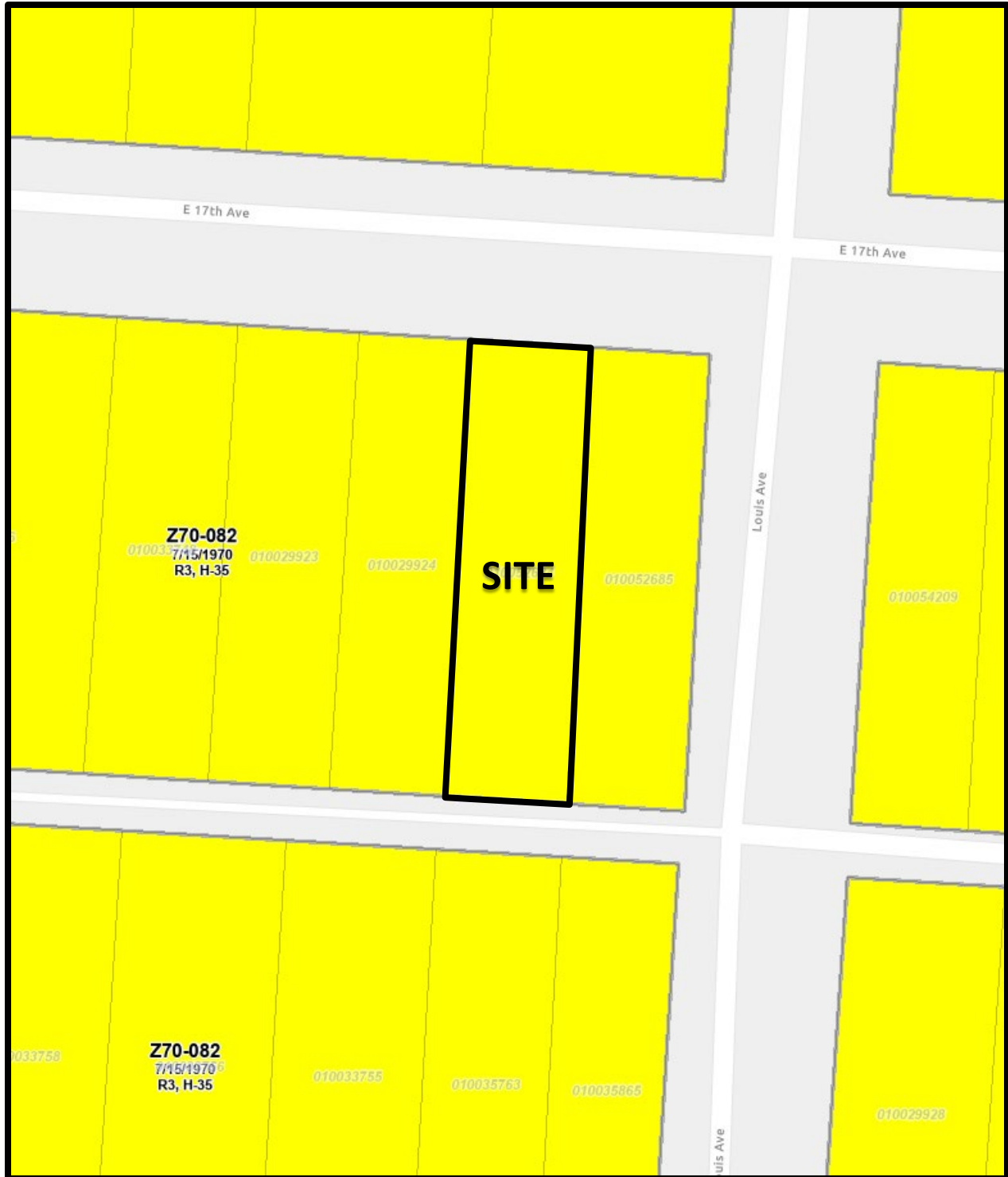
The proposed two-unit dwelling was intentionally selected and will not detract from the character of the neighborhood. This structure conforms with other development in the area in respects to height and use. The proposed dwelling is intended to increase the stock of the high-quality, affordable housing options available to families earning between 50 and 80 percent of the Area Median Income.

Applicant requests the following variances:

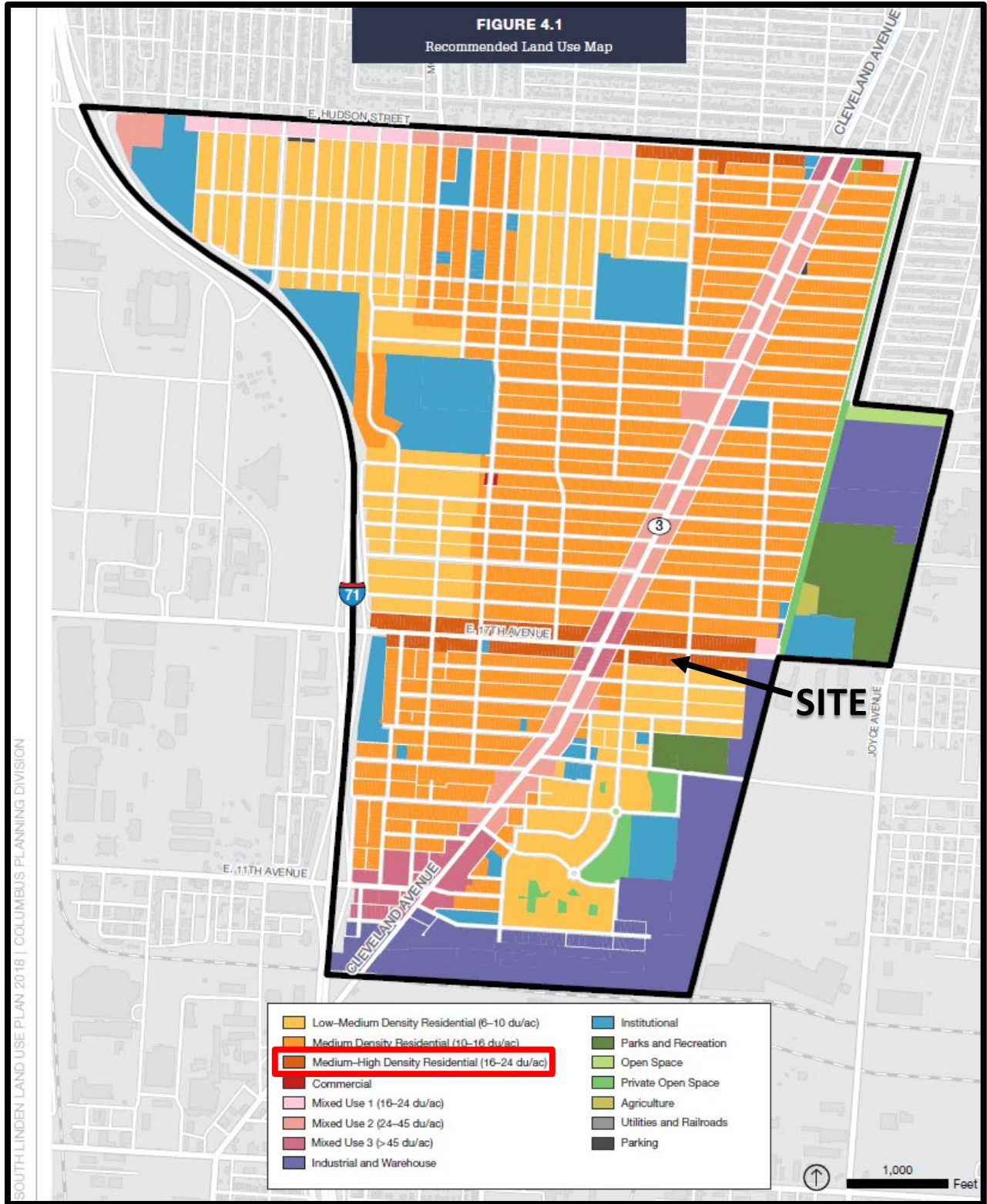
1. Section 3332.035: Variance to R3 Permitted Use
2. Section 3332.05: Lot Width: lots are required to be 50 feet wide
3. Section 3312.49: Parking space variance to permit reduction of required parking spaces from 4 to 3 spaces
4. Section 3332.13: R-3 area district requirements, requires principal building to have a lot of no less than 5,000 square feet

Signature of Applicant 

Date 11-25-25



CV25-118
1289-1291 E. 17th Ave.
Approximately 0.11 acres



CV25-118
1289-1291 E. 17th Ave.
Approximately 0.11 acres



CV25-118
1289-1291 E. 17th Ave.
Approximately 0.11 acres

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

Case Number CV25-118

Address 1289 - 1291 E. 17th Avenue

Group Name SOUTH LINDEN AREA COMMISSION

Meeting Date TUESDAY, JANUARY 20, 2026

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 four (4) off-street spaces provided, with reduced minimum lot width and area district requirements. Granting variance under Section 3312.49 reduces parking space requirement from 4 spaces to 3 parking pads in the rear. 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-Five (35) feet to legitimize the existing lot condition. Granting variance under Section 3332.13, reduces lot size from 5,000sf to 4,215.47sf to legitimize the existing lot size. Granting variances does not adversely affect the surrounding neighbors. With SEVEN (7) 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 Redman moved, with the second of Commissioner SNWilliams, to uphold committee consensus and issue a RECOMMENDATION OF APPROVAL. The Chair opened for additional questions and hearing none, called for the Voice Vote as follows.

Vote SEVEN (7) In FAVOR; No Abstention(s); No Opposition(s)

Signature of Authorized Representative *Leggy A. Williams* 01.22.26

Recommending Group Title Zoning Chair

Daytime Phone Number (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 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 #: CV25-118

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 Gretchen West Applicant
of (COMPLETE ADDRESS) 1289-1291 E. 17th Ave. Columbus, Ohio 43211
Ave. Columbus, Ohio 43211

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. Gretchen West – Executive Director HNHF Realty Collaborative – Healthy Homes PO Box 77499 Columbus, Ohio 43207 0</p>	<p>2. COCIC 845 Parsons Ave. Columbus, Ohio 43206 Jake Hiestand 614 -724 -5263 0</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Gretchen West

Sworn to before me and signed in my presence this 25th day of November, in the year 2025

Lydia Ndungu
SIGNATURE OF NOTARY PUBLIC

01/31/2028
My Commission Expires

Notary Seal Here



Lydia Ann Ndungu
Notary Public, State of Ohio
My Commission Expires 01-31-28

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