



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.

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

PLEASE 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 5/24/22

Statement of Hardship

This project consists of separate parcels that will be combined into a single large parcel to be developed with six detached single-family homes. Each of the residences is a single story, slab on grade home, two bedrooms, two bath homes and are 1055 square feet. This area has a mixture of smaller and larger lots and the combined lot parcel we are proposing to develop is directly east across Parkwood from the police substation.

Each home has their own private terrace, yard and two parking spaces. This layout and the proposed shared driveway allow us to access all the homes and minimize paving, maintaining greenspace. The proposed lot coverage is below the required 50% at 36.7%. There are similar density smaller buildings in the neighborhood, so this layout is much more compatible with the neighborhood. These smaller, more cost-effective units address a need in neighborhood for smaller homes that are affordable and would also appeal for those looking for a one story more accessible home. The intention is for sale and/or for rent units, depending on the market at completion of construction.

The existing sewer to supply these homes is not accessed from the street but from the adjacent lot to the north which is unique as most often the sewers are in the street or at the rear of properties. The City's main line sewer bisects the neighboring parcel in the rear third of this lot. Combining our parcels and constructing six homes on a single parcel allows us to provide 15' sewer easement on the north side of our proposed development and between unit's c/d and e/f. This provides us a feasible way to extend the sewer to these new homes without having to do a main line extension (and not recommended by the City of Columbus) which would be cost prohibitive or cross parcel lines with main sewer lines to access the homes in this development.

All required parking is handled on site, (two spaces for each home).

The unique layout requires a variance for fronting for the four homes not on the street and variance for area district requirements, and we feel this is a reasonable request given the site constraints. The overall lot coverage is 36.7%, well below the required 50% maximum, further ensuring that this development density is suitable for the neighborhood. The west property line extends to the middle of Parkwood, so a building line variance is required. The building line we are proposing is like the homes north of us, with the exception of the home directly adjacent to our parcel. The 3' side yard is similar to setbacks in many homes in this urban area. Although we provide a great deal of yard space, we are only permitted to include the square footage of the rear yard directly behind units E, and F while there is generous rear yard for each home.

The delivery of government services will not be impacted by this proposal. The owner purchased the property aware that zoning variances could be required, but also with the knowledge that similar projects existing in the neighborhood.

VARIANCE INFORMATION 2084 PARKWOOD

PARCEL IDS 010-108823,010-108819,010-108818

EXISTING ZONING R-2/H-35

LOT AREA 25104.4 SF /.579 ACRES FOR ENTIRE PARCEL

LOT AREA EXCLUSIVE OF THE RIGHT OF WAY 22082.9 SF OR .57 ACRES (ALL CALCULATIONS BELOW USE THIS AREA)

PROPOSED IS 6 RESIDENTIAL UNITS.

TOTAL BUILDING COVER IS 8549.6 SF OR 38.71%

REQUIRED MAXIMUM SIDEYARD IS 16' AND PROPOSED IS 18.01'

PARKING CALCULATIONS

6 RESIDENTIAL UNITS 1.5/UNIT = 9 PARKING SPACES REQUIRED.

PROPOSED 12 PARKING SPACES.

VARIANCES

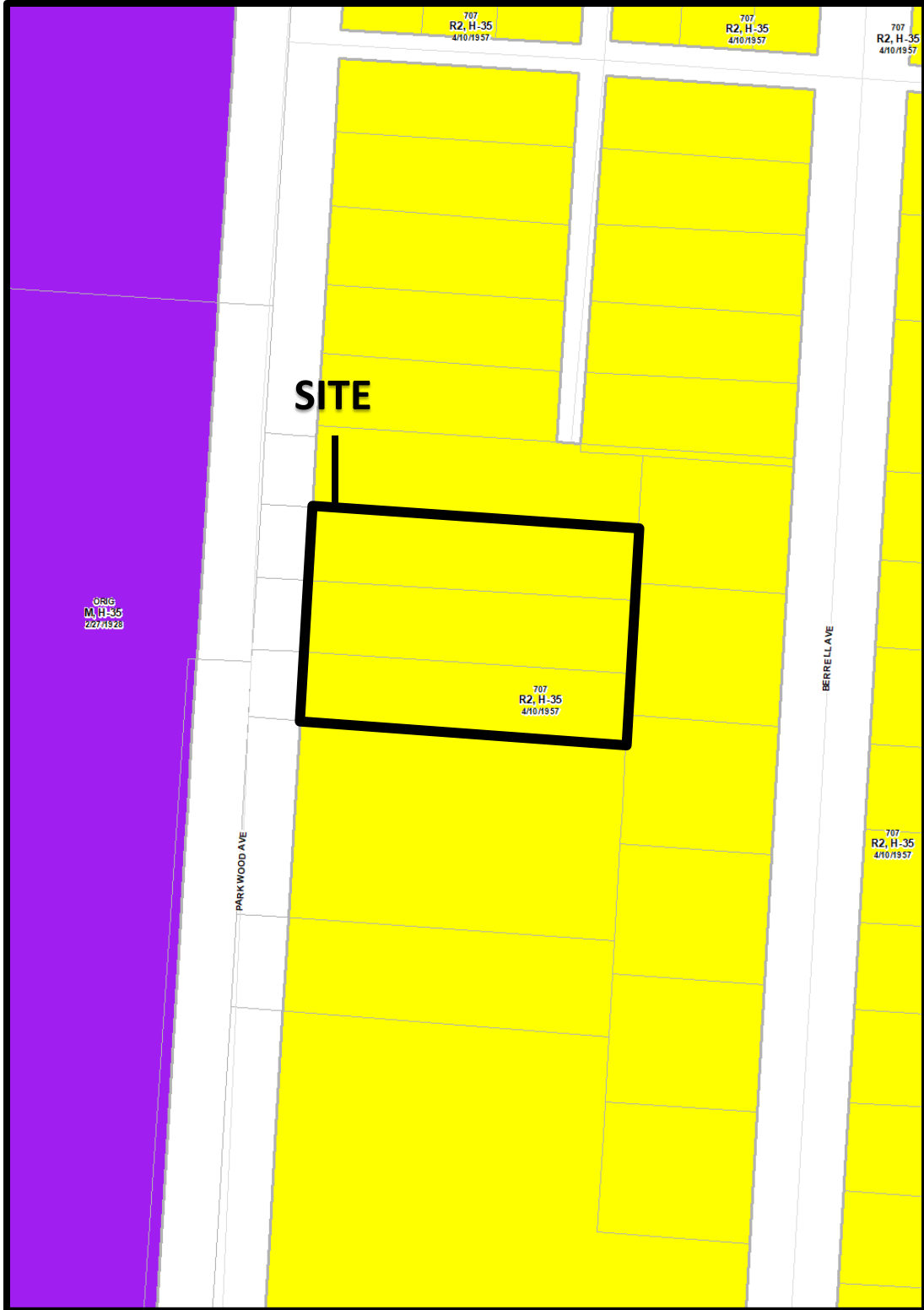
3332.033 R-2, RESIDENTIAL DISTRICT USE; ONLY PERMITS ONE SINGLE-UNIT DWELLING PER LOT WHILE 6 SINGLE-UNIT DWELLINGS ARE PROPOSED

3332.12, R-2 AREA DISTRICT REQUIREMENTS; TO PERMIT 6 SINGLE-UNIT DWELLINGS ON A LOT THAT IS 22082.9 SF SQUARE FEET WHILE 5,000 SF OF LOT AREA PER SINGLE-UNIT DWELLING IS REQUIRED.

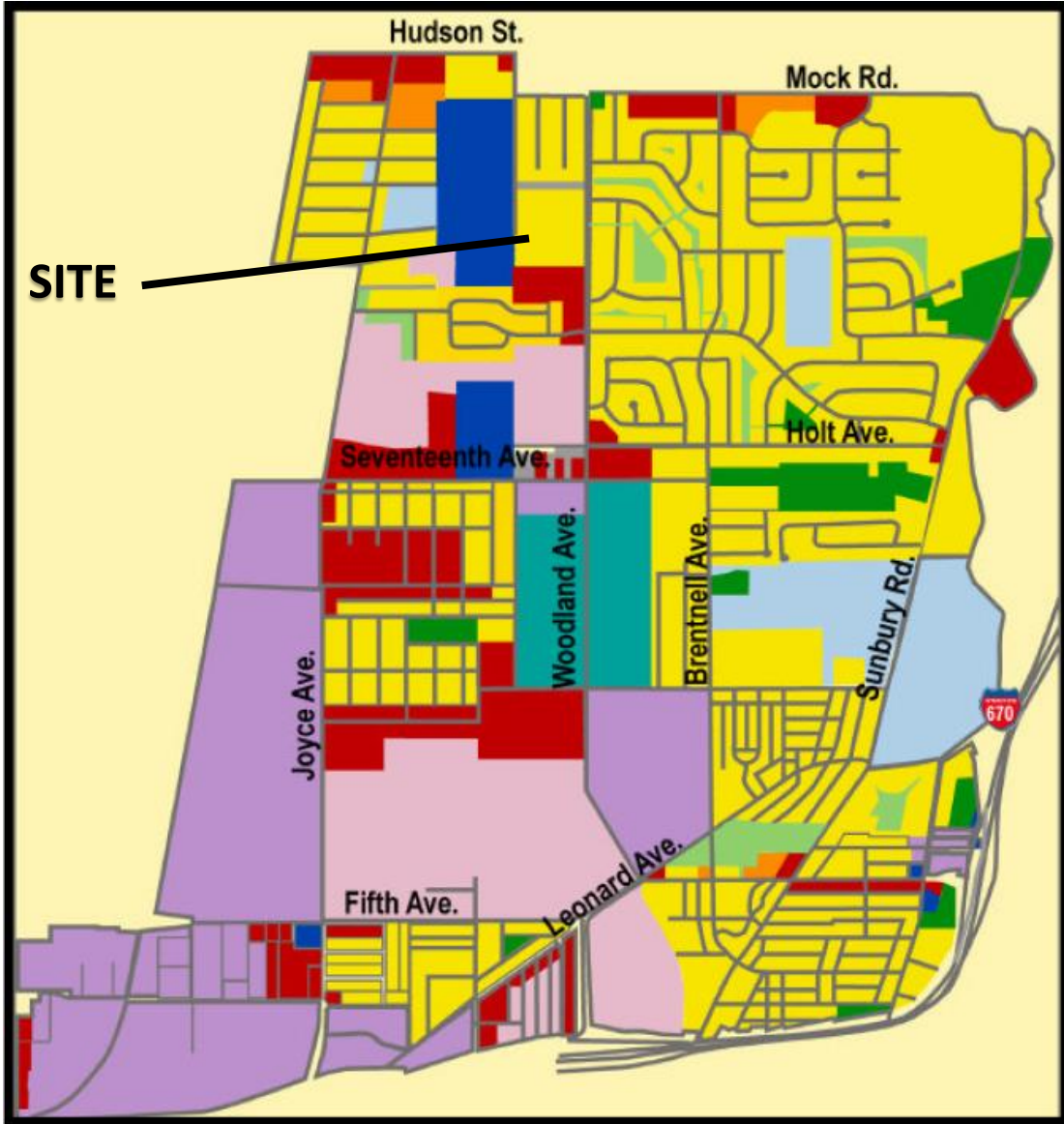
3332.19 FRONTING; TO PERMIT UNITS C, D, E, AND F TO NOT FRONT A PUBLIC STREET.

3332.21(B) BUILDING LINES; TO PERMIT A BUILDING LINE OF 6.74' FOR UNIT A AND 7.4' FOR UNIT B IN LIEU OF THE REQUIRED 25 FEET

3332.27 REAR YARD TO PERMIT A REAR YARD OF 2167.6 SF OR 9.5% SHARED BY 6 SINGLE UNIT DWELLINGS IN LIEU OF THE 25% REQUIRED FOR EACH DWELLING.



CV22-050
2084 Parkwood Ave.
Approximately 0.58 acres



Proposed Land Use

- Neighborhood Commercial Services
- Light Manufacturing
- Multi-family Residential
- Public/Institutional
- Single-family Residential
- Open Space
- Office/Light Manufacturing
- Parkland
- Cemetery
- School



CV22-050
2084 Parkwood Ave.
Approximately 0.58 acres



CV22-050
2084 Parkwood Ave.
Approximately 0.58 acres



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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


Case Number	<input type="text" value="CV22-050"/>
Address	<input type="text" value="2084 PARKWOOD AVE"/>
Group Name	<input type="text" value="NORTH CENTRAL AREA COMMISSION"/>
Meeting Date	<input type="text" value="Thursday, October 6th, 2022"/>
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 North Central Area Commission met on Thursday, October 6th, 2022 with a quorum.
 A motion was made to approve the following:

3332.033 R-2, RESIDENTIAL DISTRICT USE
 3332.12, R-2 AREA DISTRICT REQUIREMENTS
 3332.19 FRONTING
 3332.21(B) BUILDING LINES
 3332.26 MINIMUM SIDE YARD PERMITTED
 3332.27 REAR YARD

A vote was taken via roll-call vote; results were all in favor (9 yes; 0 no), with no abstentions.

Vote	<input type="text" value="9-0, All in favor with no abstentions"/>
Signature of Authorized Representative	 <div style="float: right; font-size: small;"> Digitally signed by Reno Lemons Date: 2022.10.07 13:46:25 -04'00' </div>
Recommending Group Title	<input type="text" value="NORTH CENTRAL AREA COMMISSION"/>
Daytime Phone Number	<input type="text" value="614-271-6884"/>

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.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-050

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) Todd L Anderson of (COMPLETE ADDRESS) 130 Arden Road Columbus OH 43214

deposes and states that (he/she) is 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:

Name of Business or individual (including contact name and number) Business or individual's address; City, State, Zip Code Number of Columbus-based employees (Limited to 3 lines per box)

Table with 2 columns and 2 rows for listing parties with interest. Row 1 contains handwritten entry for Todd Anderson at 130 Arden Road, Columbus OH 43214, with phone number 614-378-7020.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 10 day of May, in the year 2022

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires 5/30/2024

Notary Seal Here



MELANIE GROTH Notary Public, State of Ohio My Comm. Expires 05/30/2024

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