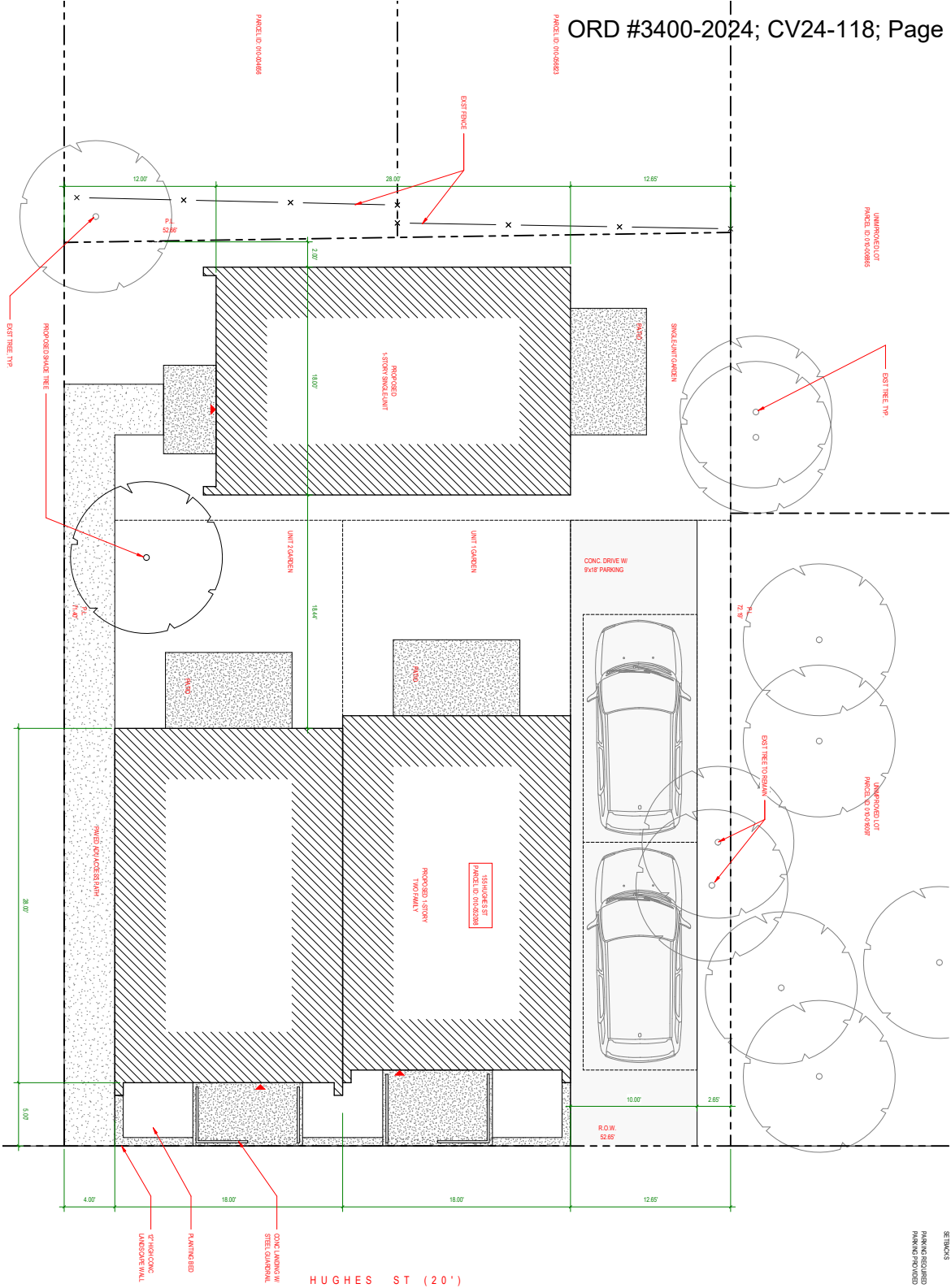


Final Site Plan Received 11/25/2024; CV24-118; Sheet 1 of 1



SITE DATA

158 HUGHES ST
COLUMBUS, OH 43203
ZONING DISTRICT
H-35
LOT AREA
22,000 SQ FT 1.49 AC
LOT COVERAGE
88%
25% TWO-FAMILY DWELLING
40%
6 SPACES 2 PER DWELLING
2 SPACES
PARKING PROVIDED
PARKING PROVIDED

HUGHES RESIDENCES

158 HUGHES ST
COLUMBUS, OH 43203



DATE: 11/19/24
DRAWN BY: JF
REVIEWED BY: JF

These drawings are instruments of service and property of the architect. They are to be used only for the project and site shown. No part of these drawings shall be used or copied without the written permission of the architect.

DATE: 11/19/24



PROJECT # 2403
DATE 11/19/24
DRAWN BY JF
REVIEWED BY JF

CV001

HUGHES RESIDENCES

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

APPLICATION:	CV24-118
Location:	155 HUGHES ST. (43203) , being 0.09± acres located on the west side of Hughes Street, 50± feet south of Hawthorne Avenue (010-052098; Near East Area Commission).
Existing Zoning:	R-2F, Residential District.
Proposed Use:	One two-unit dwelling and one single-unit dwelling on one lot.
Applicant(s):	Joel R. Simmons; c/o Tim Lai, Agent; 401 West Town Street; Columbus, OH 43215.
Owner(s):	TluxHo LLC; 755 Boone Street; Columbus, OH 43203.
Planner:	Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The requested Council variance will allow for one two-unit dwelling and one single-unit dwelling on the same lot. Variances to required parking, lot area, fronting, maximum and minimum side yards, and rear yard have also been included in this request.
- A Council variance is required because the R-2F, Residential District allows a maximum of two dwelling units on one lot.
- West of the site are single-unit dwellings in the R-2F, Residential District. North, south, and east of the site are undeveloped parcels all in the R-2F, Residential District.
- The site is within the planning area of the *Near East Area Plan* (2005), which does not have a specified land use recommendation for this location, but does contain building design recommendations for infill developments.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for disapproval.
- Staff concurs with the applicant's analysis of the seven practical difficulties in achieving this proposed development.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The *Near East Area Plan* recommends that new housing construction be compatible with nearby existing homes based on design guidelines which include, but are not limited to height, massing/scale, porches, setbacks, and lot coverage. Additionally, the request is compatible with the existing multi-family development to the west of the site. Staff are supportive of the proposed development as it is consistent with the Plan's design guidelines, and will not introduce a new or incompatible use to the area.

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.

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

Considering the ADU can be a rentable income generating
property it has a significant impact on the return

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

DEPARTMENT OF BUILDING
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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

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

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

☒ Yes ☐ No

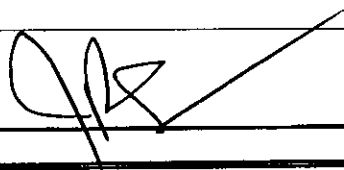
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

See Attached Statement

Signature of Applicant



Date

9/21/24

Statement of Hardship for 155 Hughes Street

The site is located on the west side of Hughes Street and ± 35 feet south of Hawthorne Avenue. The vacant parcel is zoned R-2F, Residential which permits a two-family dwelling. The street and nearby area is predominantly characterized by 2.5-story two-family and single-family dwellings. The Applicant proposes to build a two-family dwelling fronting Hughes Street and a rear detached single-family dwelling. Each dwelling is a ± 500 square foot, one-story unit.

The Applicant has a hardship and practical difficulty in compliance with the referenced code sections. This proposal addresses a pressing need for small-scale, affordable dwellings in a way that is not provided for under the current Zoning Code, which envisions large units with multiple stories and several bedrooms. While the number of proposed dwellings is greater than typical, their relatively small size makes the overall development comparable with what is permitted under the current code. In aggregate, this proposal is for a total of three bedrooms in $\pm 1,500$ square feet on the lot. This is consistent with the range of density present in the area. The requested variances are not substantial, represent conditions similar to those of existing construction in the area, will not adversely affect the surrounding property, will not alter the essential character of the neighborhood, and will not affect the delivery of government services. The variances requested are for reasonable use of the property in a way that is not only consistent with the spirit of the current zoning requirements but also embodies the future goals of *Zone In Columbus* to support sustainable growth through additional housing opportunities.

The Applicant requests the following variances:

3332.037 R-2F residential district

(A) An R-2F residential district allows for the construction of 1) one single-family dwelling or 2) one, two-family dwelling, not both.

A use variance is requested to allow a single-family dwelling and a two-family dwelling on the same lot.

3312.49 Required Parking

Residential Uses with 1, 2, or 3 dwelling units require 2 parking spaces per unit minimum.

A parking variance is requested to allow 2 parking spaces in lieu of the 6 required.

3332.14 R-2F area district requirements

An R-2F area district only allows a one-story, two-family dwelling on a lot of no less than 3,600 square feet per dwelling unit.

A variance is requested to allow a one-story two-family dwelling and a one-story single-family dwelling on the existing 3,780 square foot lot of record.

(continued)

3332.19 Fronting

Each dwelling is required to front upon a public street. The property fronts on an alley without any frontage to a street.

A variance is requested to allow the two-family dwelling and the single-family dwelling to front on Hughes Street, which is an alley less than 35ft wide.

3332.25 Maximum side yards required

R-2F maximum side yard requires the side yard shall equal 20 percent of the width of the lot.

A variance is requested to reduce the sum of the required side yards from 10.53 feet to 6.65 feet to allow a parking pad.

3332.26 Minimum side yard permitted

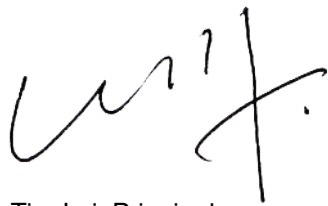
(C) An R-2F area district permits a minimum side yard of no less than five feet

A variance is requested to reduce the northern side yard from 5 feet to 2.65 feet to allow a parking pad & the southern side yard to 4 feet to maximize space for existing trees on the north side.

3332.27 Rear yard

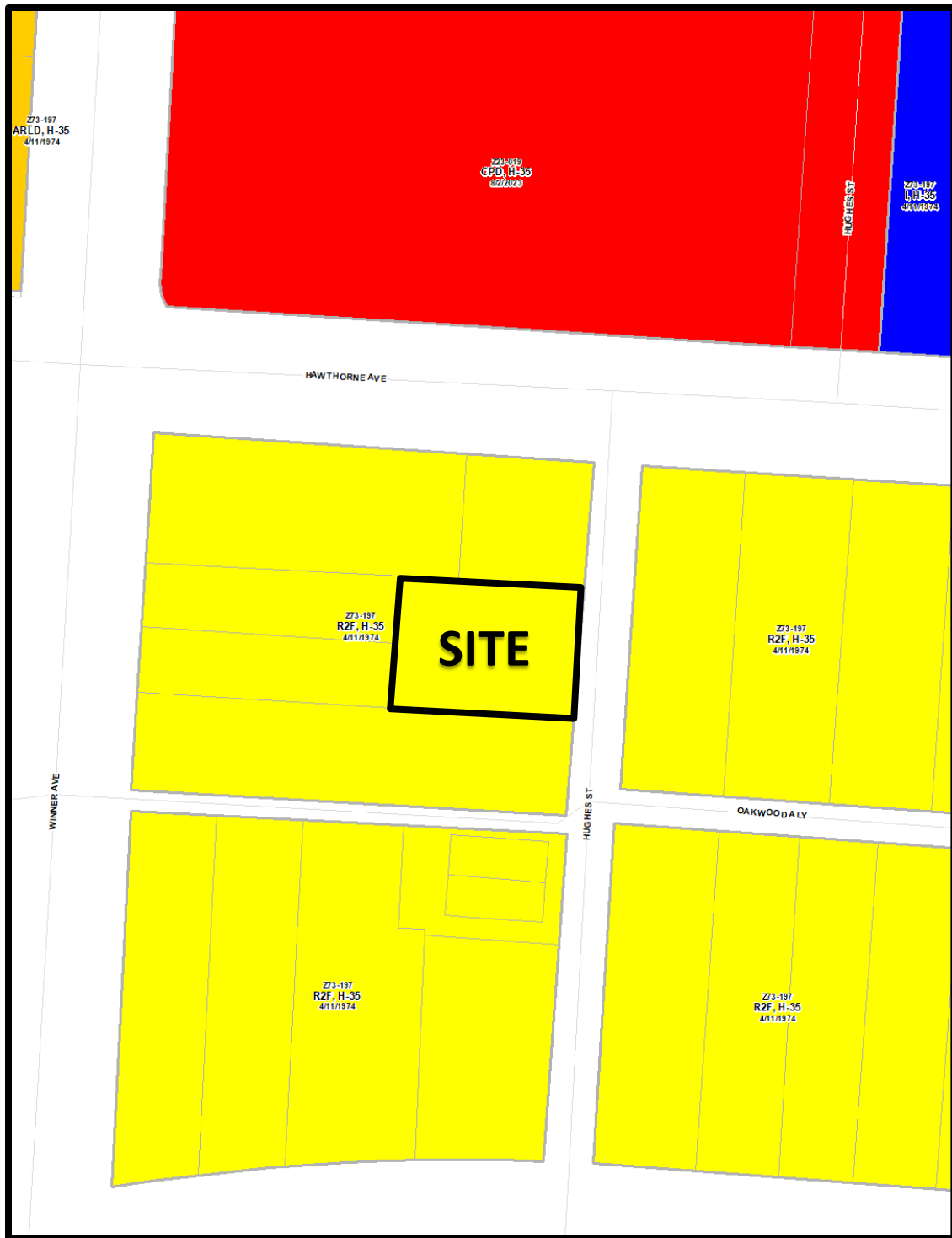
Each dwelling must provide a rear yard of 25% of total lot area minimum. The two-family dwelling complies with a rear yard of 25%. The single-family dwelling does not have a rear yard.

A variance is requested to allow the single-family dwelling to be erected with a rear yard of 3.3% of the total lot area.

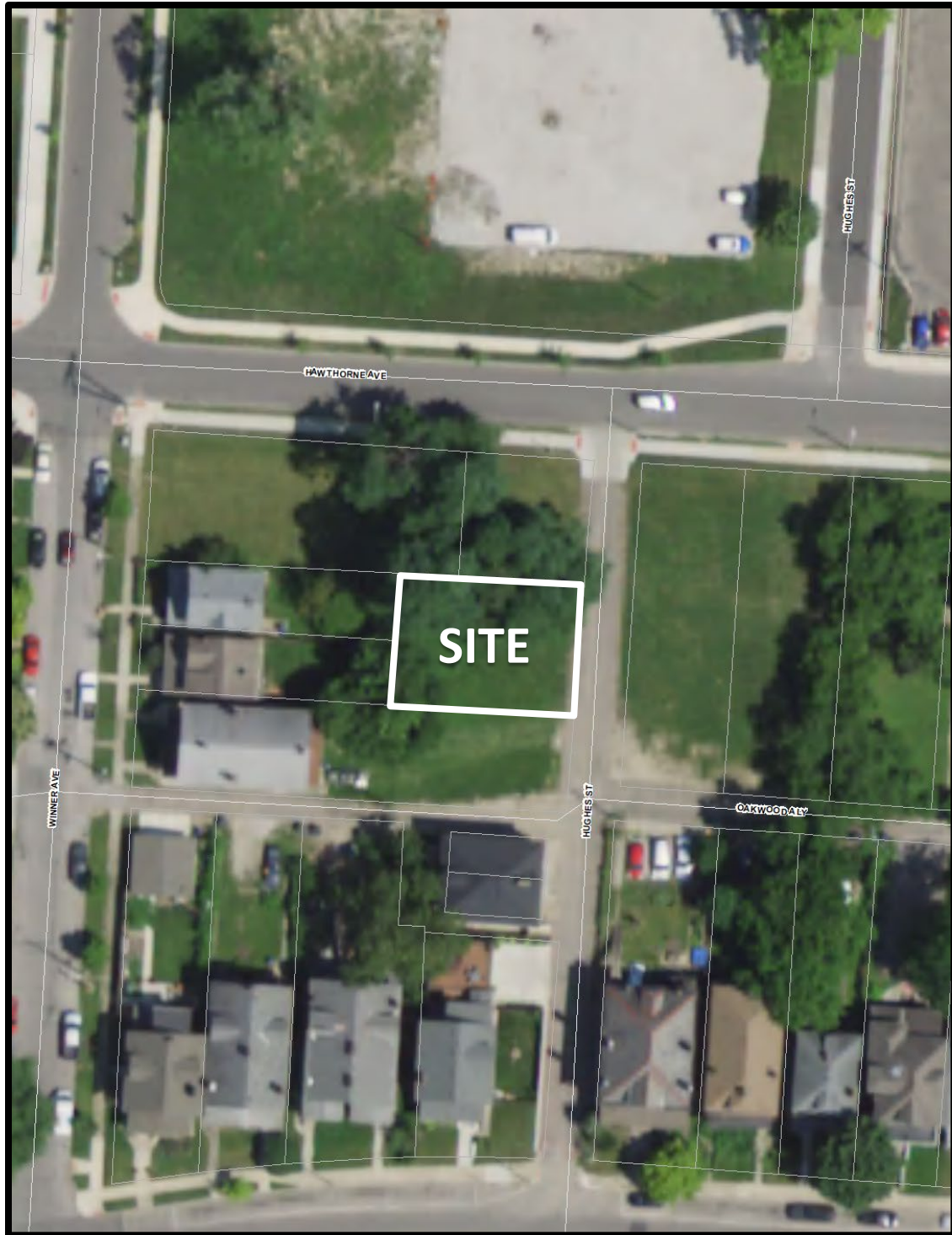
A handwritten signature in black ink, appearing to read 'Tim Lai', with a stylized flourish at the end.

Tim Lai, Principal
Tim Lai Architect

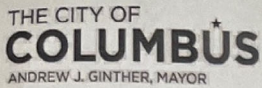
November 24, 2024



CV24-118
155 Hughes St.
Approximately 0.09 acres



CV24-118
155 Hughes St.
Approximately 0.09 acres



DEPARTMENT OF BUILDING
 AND ZONING SERVICES

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 CV24-118
 Address 155 HUGHES STREET
 Group Name NEAR EAST AREA COMMISSION
 Meeting Date 11/14/2024
 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:

Concerns about emergency access
 specifically about rear ADU.
 If this were just two, this would not
 be an issue.

Vote 6-5 7-0
 Signature of Authorized Representative [Signature]
 Recommending Group Title Chair
 Daytime Phone Number 614-403-2225

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 #: CV24-118

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) Joel R. Simmons
of (COMPLETE ADDRESS) 755 Boone St Columbus OH 43203
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. TLux Ho LLC Joel R. Simmons 330-338-2900 755 Boone St Columbus OH 43203 Employees	2.
3.	4.

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

SIGNATURE OF AFFILIANT

Sworn to before me and signed in my presence this 23rd day of September, in the year 2024

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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