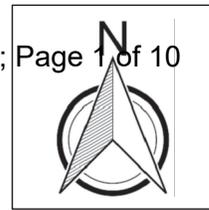


SITE PLAN

1351 E Fulton St
Columbus, OH 43205
Parcel ID: 010-032167
Lot area: 0.12 Acres
Paper Size: 11"x17"



scale 1"=20'



Kareem Jackson

dotloop verified
03/05/26 3:12 PM EST
4QGH-WWF-XXY9-INBY

03/05/2026

Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.
 These measurements are approximate and are for illustrative purposes only.
 This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

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

APPLICATION: CV25-111
Location: 1351 E. FULTON ST. (43205), being 0.12± acres on the south side of Fulton Street, 200± feet east of Kimball Place (010-032167; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Two-unit dwelling.
Applicant(s): Kareem Jackson; 3203 El Paso Drive; Columbus, OH 43204.
Property Owner(s): Alaina Yocca; 652 Stanley Avenue; Columbus, OH 43206.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of one undeveloped parcel in the R-3, Residential District. The requested Council Variance will allow a two-unit dwelling, and includes variances for reduced parking from four to two spaces, reduced lot width from 50 to 35 feet, and reduced lot area from 5,000 to 2,625± square feet per dwelling.
- A Council variance is required because the R-3, Residential District prohibits two-unit dwellings as a primary residential land use.
- North and west of the site is undeveloped land in the R-3, Residential District. To the east and south are single-unit dwellings in the R-3, Residential District.
- The site is located within the boundaries of the *Near East Area Plan* (2005), which does not include a specific land use recommendation for this location, but does state that new housing should be consistent with surrounding densities and building types in the neighborhood.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant's analysis of the seven practical difficulties in achieving the requested two-unit dwelling, and supports the variances for reduced required parking, lot width, and lot area.

CITY DEPARTMENTS' RECOMMENDATION: Approval

Staff supports the requested two-unit dwelling and reduced development standards as they are consistent with the Plan's recommendation that new housing be consistent with surrounding densities and building types in the neighborhood, and notes that this request will not add an incompatible use as there are a mix of residential unit types in the area.



CV25-111
1351 E. Fulton St.
Approximately 0.12 acres



CV25-111
1351 E. Fulton St.
Approximately 0.12 acres

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

The lot is only 35' wide (under the 50' minimum for R-3). Without a variance, the property can only accommodate a single-family home, which does not maximize the site's potential or align with the city's infill housing goals. A duplex allows two families to use the land more efficiently.

2. Whether the variance is substantial.

Yes No

Yes.-the variance is for a two-unit (duplex) use, which is not permitted in the R-3 district without Council approval. However, the request is moderate and consistent with the neighborhood. Many nearby lots contain duplexes and small multifamily buildings on parcels of similar size, so this variance aligns with the established character of the area.

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 duplex design is compatible with existing housing types in the Near East Area. The scale (2.5 stories, setbacks) respects adjoining properties. It will not cause detriment.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 Yes No

. The site is already served by city utilities and public services. A duplex adds minimal incremental demand.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 Yes No

The owner was aware the parcel was zoned R-3 but also knew the area supports variances for infill housing.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 Yes No

. The only permitted use by right is a single-family dwelling, which underutilizes the lot. The hardship arises from lot width/size restrictions relative to the desired housing type.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
 Yes No

The R-3 district's intent is to provide residential development. A duplex still provides housing consistent with that intent, while contributing to affordability and density in an infill location.

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):

- §3332.05 & §3332.13 – Minimum Lot Width and Area:
To allow development on a 35-foot-wide lot under 5,000 square feet. The narrow width and smaller lot size create a hardship that limits the ability to develop the parcel under current standards.
- §3332.035 & §3332.16 – Permitted Uses in R-3:
To permit a two-unit (duplex) residential dwelling in an R-3 district. The use remains compatible with the neighborhood's character, which includes other duplexes and small multifamily dwellings on similar lots.
- §3312.49 – Required Off-Street Parking:
To reduce the required parking spaces from four (two per dwelling unit) to two angled spaces. The lot's width and alley configuration restrict maneuvering space for four stalls. Two angled spaces will safely serve the residents, preserve greenspace, and maintain adequate vehicle access from the alley.

Signature of Applicant



Date

10.29.25

Statement of Hardship – CV24-111

The subject property is a legally platted infill lot with a width of approximately 35 feet and rear access from a public east–west alley. Due to the narrow width of the lot, required side yards, and clear vision requirements at the alley intersection, the site is physically constrained in its ability to accommodate off-street parking.

While the zoning code allows parking within the rear yard and contemplates stacked parking configurations in some situations, the physical limitations of this lot restrict the functionality of a four-space arrangement when accessed from the alley. Providing four off-street parking spaces would require excessive paving and constrained maneuvering that would negatively impact safe vehicular circulation and pedestrian access within the rear yard area.

As shown on the revised site plan, the proposed two straight-in, stacked (tandem) parking spaces accessed from the east–west alley represent the maximum reasonable and functional parking configuration for this site. The requested parking reduction minimizes impervious surface, maintains safe access and circulation, and allows the property to be developed in a manner consistent with the intent of the zoning code and the established pattern of similarly sized, alley-served infill lots in the surrounding neighborhood.

Variance 1 – Use: Two-Unit Dwelling in R-3 District

- **Code Requirement:**
The R-3 Residential District permits single-unit dwellings; two-unit dwellings are not permitted by right.
(Columbus City Code §3332.035)
- **Proposed:**
One two-unit (duplex) residential building.

Variance 2 – Lot Width and Lot Area

- **Code Requirement:**
Minimum lot width of 50 feet and minimum lot area of 5,000 square feet per dwelling.
(Columbus City Code §§3332.05 and 3332.13)
- **Existing / Proposed:**
Existing legally platted lot approximately 35 feet wide and approximately 5,250 square

feet in area.

Variance 3 – Off-Street Parking Reduction

- **Code Requirement:**
Two off-street parking spaces per dwelling unit, for a total of four spaces.
(*Columbus City Code §3312.49*)
- **Proposed:**
Two off-street parking spaces located at the rear of the lot and accessed from the east–west alley.

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

Case Number CV25-111

Address 1351 E. FULTON ST.

Group Name NEAR EAST AREA COMMISSION

Meeting Date 1/8/2026

- 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:

*Parking at the back of lot
rear 20' to accommodate 2-4 cars*

Vote 13-0-0

Signature of Authorized Representative *Matthew S.P. Hines*

Recommending Group Title NEAC

Daytime Phone Number 614-753-3894

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.

