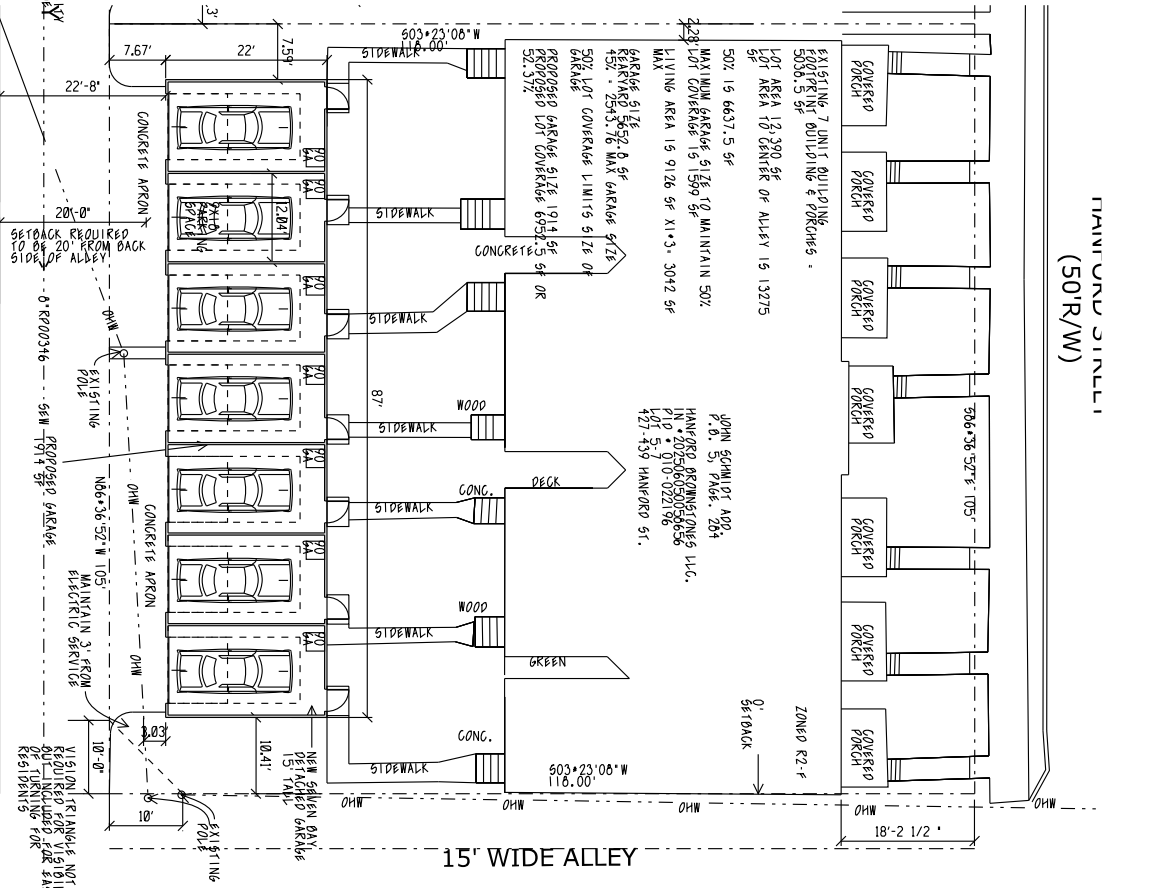
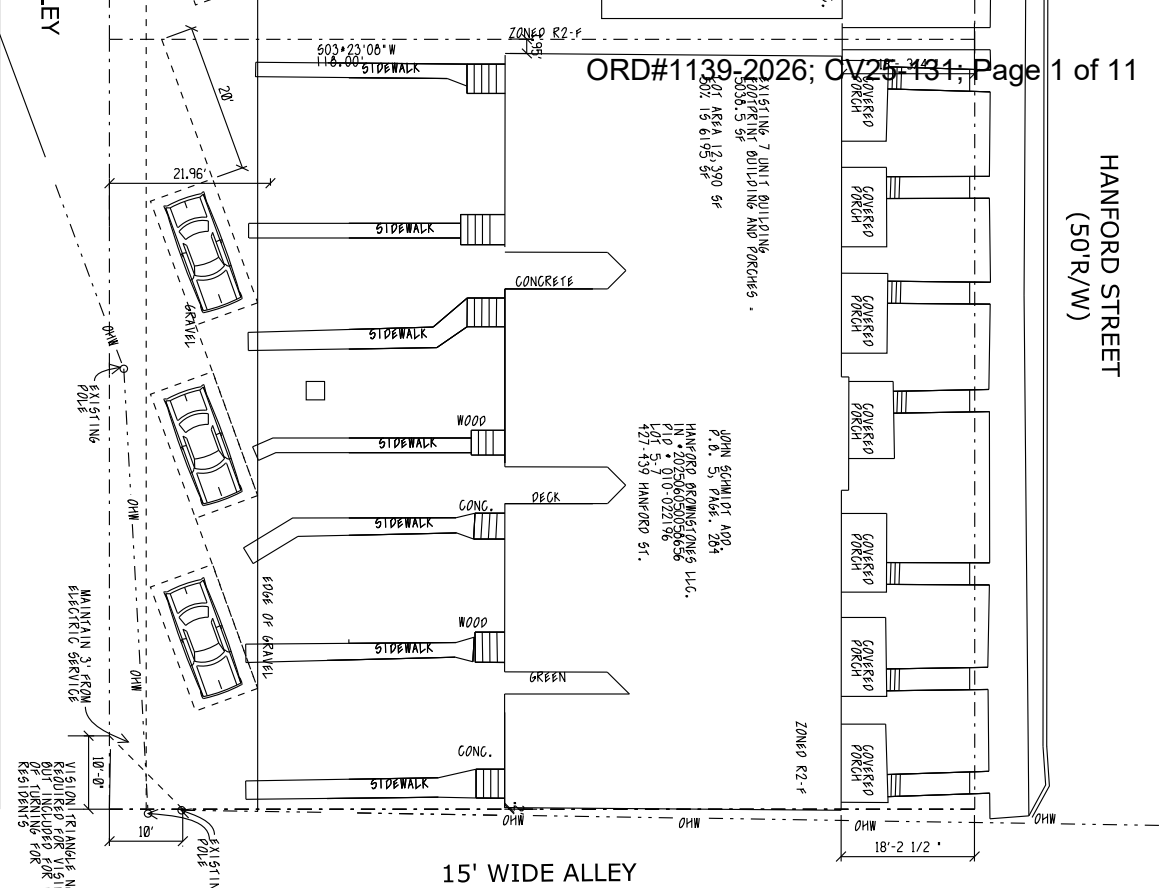


HANFORD STREET  
(50'R/W)

HANFORD STREET  
(50'R/W)



CV25-131 FINAL RECEIVED 12/8/2025 PAGE 1 OF 1

ASBUILT  
SITE PLAN  
SCALE: 1/8" = 1'-0"

PROPOSED  
SITE PLAN  
SCALE: 1/8" = 1'-0"



VICINITY PLAN  
NOT TO SCALE



JULIE BULLOCK ARCHITECTS  
4866 OLINGANG BLVD  
COLUMBUS OH 43214  
614-530-9444



SITE COMPLIANCE  
12/8/2025

PERMIT  
12/8/25

417-425 HANFORD  
COLUMBUS OHIO

SHEET 1

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

**APPLICATION:** CV25-131  
**Location:** 427 HANFORD ST. (43206), being 0.29± acres located on the south side of Hanford Street; 140± feet west of Parsons Avenue (010-022196; Columbus South Side Area Commission).  
**Existing Zoning:** R-2F, Residential District.  
**Proposed Use:** Conform an existing seven-unit apartment building.  
**Applicant(s):** Juliet Bullock Architects; 4886 Olentangy Boulevard; Columbus, OH 43214.  
**Property Owner(s):** Hanford Brownstones LLC c/o Thomas Harr; 4900 Reed Road; Columbus, OH 43220.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**BACKGROUND:**

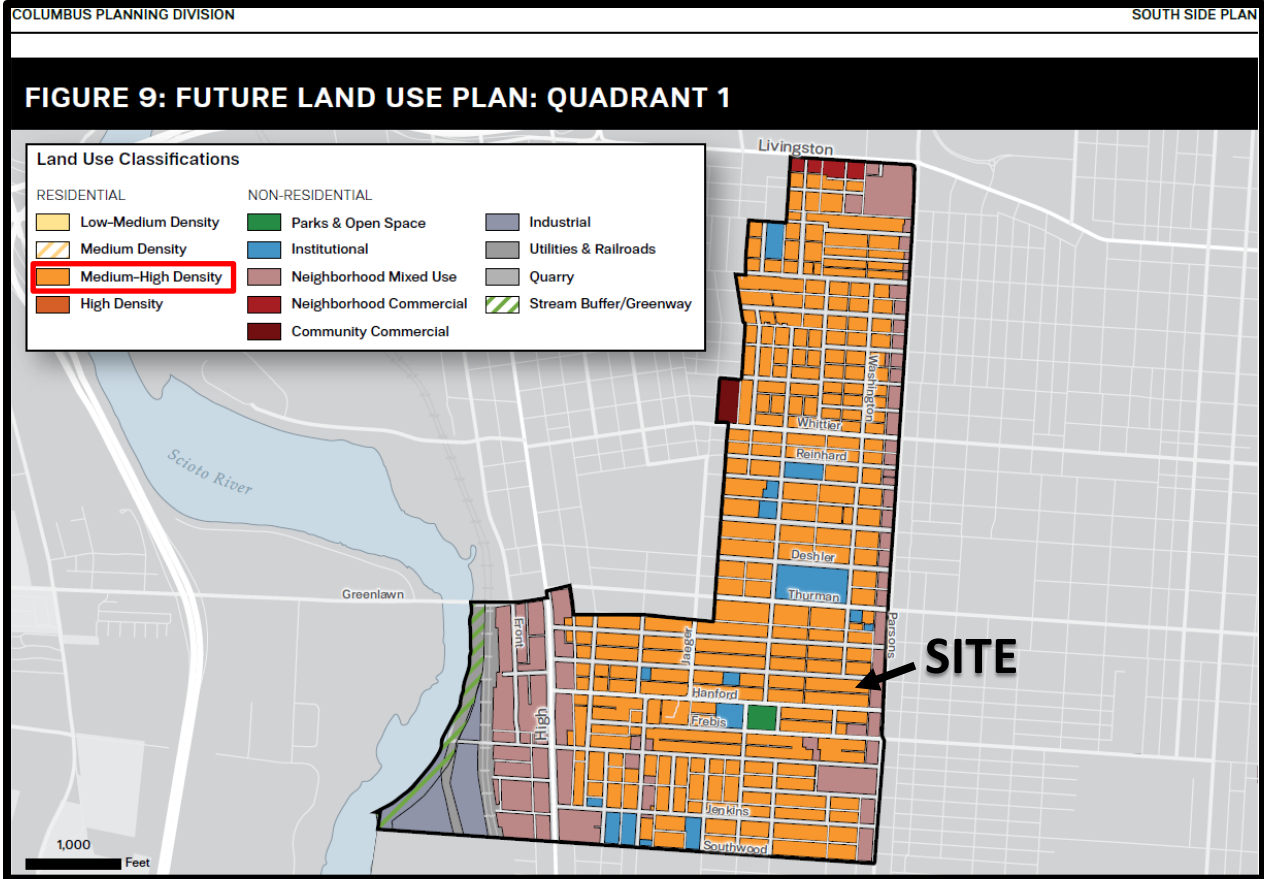
- The site consists of one parcel developed with a seven-unit townhouse style apartment building in the R-2F, Residential District. The requested Council Variance will conform the existing use and conditions by including variances for lot coverage, and required side yards.
- A Council variance is required because the R-2F, Residential District prohibits a seven-unit apartment building as a primary residential land use.
- To the north are single-unit dwellings in the R-2F, Residential District. To the south and east are commercial uses in the UCT, Urban Center District. To the west is a six-unit apartment building in the R-2F, Residential District.
- The site is located within the boundaries of the *South Side Plan* (2014), which recommends “Medium-High Density Residential” land uses.
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in conforming the seven-unit apartment building and supports the variances for lot coverage and required side yards.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested variances will conform an existing seven-unit apartment building with reduced development standards. The existing use is consistent with the land use recommendation of the *South Side Plan* (2014) for “Medium-High Density Residential” uses, and will not introduce an incompatible use to the area.



CV25-131  
427 Hanford St.  
Approximately 0.29 acres



CV25-131  
427 Hanford St.  
Approximately 0.29 acres



CV25-131  
427 Hanford St.  
Approximately 0.29 acres

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**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

Currently there is only onsite parking for three cars for a seven unit building, this will allow for parking inside a garage for all seven units, providing not only parking but space for trash cans, bicycles etc for tenants.

2. Whether the variance is substantial.

Yes  No

No this is a small percentage request and the density is similar to other properties in this urban neighborhood.

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

We are replacing a gravel lot, and reduced parking with new garages and parking space for each unit which will enhance the neighborhood.

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

Yes  No

This garage will have no impact to neighborhood services.

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

Yes  No

They thought they did have room to building the garage without variances.

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

Yes  No

The garages are minimally sized, and the variance is required to provide one parking space per unit. The other variances are just for legitimizing existing conditions.

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

Yes  No

This is the type of development that will be an asset to the neighborhood, removing additional cars from the streets and giving more room for covered storage.

**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

Signature of Applicant



Date

10/18/25

Statement of Hardship

This project consists of an existing seven-unit apartment building with three on-site parking spaces. Proposed is a new seven-unit garage building to provide one parking space/unit inside the garage. Due to the required minimum sizes for a garage, the lot coverage is 52.37% in lieu of the permitted 50%. This is a minor request and will result in 4 additional parking spaces and also seven spaces each inside of a garage which will be not only beneficial to the tenants but also the neighborhood in general.

There are requested minimum and total combined side yards for the existing building to legitimize existing setback conditions. A use variance is also required for the existing seven unit building since only one or two unit buildings are required in this zoning district.

**PROJECT DESCRIPTION:**

BUILD A NEW SEVEN BAY GARAGE ON PARCEL WITH AN EXISTING 7 UNIT RESIDENTIAL BUILDING. PER CHRISTINE PALMER'S RECOMMENDATION WE ARE DOING A COUNCIL VARIANCE AS OPPOSED TO A BZA VARIANCE TO LEGITIMIZE THE EXISTING SEVEN FAMILY APARTMENT ALONG WITH OTHER EXISTING CONDITIONS AS WELL AS APPLY FOR THOSE VARIANCES FOR THE NEW GARAGE STRUCTURE.

EXISTING ZONING R2F

PROPOSED ZONING R2F

PARCEL NUMBER 010-022196

EXISTING 7 UNIT BUILDING

FOOTPRINT BUILDING AND PORCHES = 5038.5 SF

LOT AREA 12,390 SF OR .284 ACRES

LOT AREA TO CENTERLINE OF THE ALLEY (SIDE) IS 13275 SF

MAXIMUM GARAGE SIZE TO MAINTAIN 50% LOT COVERAGE IS 1019.5 SF

LIVING AREA IS 9126 SF X1/3= 3042 SF MAX GARAGE SIZE

REARYARD 5652.8 SF

45% = 2543.76 MAX GARAGE SIZE BASED ON REAR YARD

50% LOT COVERAGE LIMITS SIZE OF GARAGE

PROPOSED GARAGE SIZE 1914 SF

PROPOSED LOT COVERAGE 6952.5 SF OR 52.37%

EXISTING PARKING 3 PARKING SPACES

NO CHANGE OR EXPANSION OF USE SO REQUIRED PARKING IS 3 PARKING SPACES.

PROVIDE PARKING IS 7 SPACES IN GARAGES.

**PROPOSED VARIANCES**

3332.18 D BASIS OF COMPUTING AREA TO ALLOW FOR A PROPOSED LOT COVERAGE OF 52.37% IN LIEU OF THE REQUIRED MAXIMUM OF 50 %

**VARIANCES TO LEGITIMIZE EXISTING CONDITIONS**

3332.037 A R-2F RESIDENTIAL DISTRICT TO PERMIT AN EXISTING 7 UNIT BUILDING WHEN ONE OR TWO FAMILY DWELLINGS ARE PERMITTED.

3332.25.A.2 MINIMUM SIDE YARD REQUIRED TO ALLOW FOR A 2.28' SIDEYARD ON THE WEST PROPERTY LINE AND 0' ON THE EAST PROPERTY LINE FOR THE EXISTING BUILDING IN LIEU OF THE REQUIRED 5'

3332.25 B 2 TOTAL OF COMBINED SIDE YARDS TO ALLOW FOR A COMBINED SIDEYARD OF 2.28' FOR THE EXISTING BUILDING IN LIEU OF THE REQUIRED 16'.

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

**Case Number** CV25-131

**Address** 427 HANFORD STREET

**Group Name** SOUTHSIDE AREA COMMISSION

**Meeting Date** February 17, 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:**

The Columbus South Side Area Commission always approves existing conditions. The additional variance for lot coverage was approved after presentation by the architect for the application. All questions relating to refuse/recycling were answered.

**Vote** 9-0-0

**Signature of Authorized Representative** Kathryn F. Green Digitally signed by Kathryn F. Green  
Date: 2026.02.17 20:39:53 -05'00'

**Recommending Group Title** Zoning Chair

**Daytime Phone Number** 614-565-1476

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](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV25-131

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

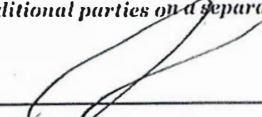
Being first duly cautioned and sworn (NAME) Thomas Harr  
of (COMPLETE ADDRESS) 4900 Reed Road Suite 206 Columbus Ohio 43220

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. Thomas Harr 4900 Reed Road Suite 206 Columbus Ohio 43220 0</p>	<p>2. Andrew Karabinos 4900 Reed Road Suite 206 Columbus Ohio 43220 0</p>
<p>3.</p>	<p>4.</p>

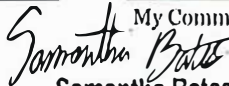
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 11 day of December, in the year 2025

      03-02-2028      Notary Seal Here  
SIGNATURE OF NOTARY PUBLIC      My Commission Expires



  
**Samantha Bates**  
Notary Public, State of Ohio  
My Commission Expires 03-02-2028

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