

SP.01	<div style="text-align: center;">  <p>RHYTHM architecture</p> </div> <p style="font-size: small;"> Rhythm Architecture & Design Elevating Architecture www.rhythm-arch.com 479 High St #D Worthington, OH 614.964.1641 140 Fairfax Rd. Marion, OH 740.387.8947 </p>	<div style="text-align: center;"> <p>NOT FOR CONSTRUCTION</p> <p style="font-size: x-small;"> © 2014 Rhythm Architecture & Design, LLC Rhythm Architecture & Design, LLC is a registered professional architectural firm in the State of Ohio. Rhythm Architecture & Design, LLC is not responsible for the construction of this project. This drawing is for informational purposes only and is not to be used for construction. All rights reserved. </p> </div>
<p>Accessory Dwelling Unit</p> <p>126 W Northwood Ave Columbus, OH 43201</p>		
<p>Project Number: <u>25070</u></p>		
<p>Issue Date: <u>2025.03.18</u></p>		
<p>Issue By: <u>Jordan B. Wynn</u></p>		
<p>For Users: <u>Jordan B. Wynn</u></p>		
<p>09.10.25</p>		
<p>SHEET TITLE</p>		
<p>Zoning Site Plan</p>		
<p>SHEET NUMBER</p>		

[illegible]

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

APPLICATION: CV25-048
Location: 126 W. NORTHWOOD AVE. (43201), being 0.12± acres located on the north side of West Northwood Avenue, 163± feet east of Neil Avenue (010-065094; University Area Commission).
Existing Zoning: R-2F, Residential District.
Proposed Use: Two single-unit dwellings on one lot.
Applicant(s): Silver, LTD c/o Justin Garland; 34 West 9th Avenue; Columbus, OH 43201.
Property Owner(s): The Applicant.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a single-unit dwelling in the R-2F, Residential District. The site is subject to the University District Zoning Overlay (UDZO). The requested Council variance will allow a second single-unit dwelling above a detached garage on the rear of the property (a carriage house). Variances to allow two single-unit dwellings on one lot in the R-2F, Residential District, with an increase in maximum lot coverage from 25 percent to 30.5 percent; reduced minimum lot width from 50 feet to 33 feet; reduced lot area from 6,000 square feet to 3,267 square feet (1,633.5 square feet per dwelling unit); no frontage on a public street for the proposed carriage house; reduced rear yard from 25 percent to 2 percent for the proposed carriage house are included in this request.
- A Council variance is required because the R-2F district does not allow two single-unit dwellings on one lot.
- To the north, south, east, and west of the site are single-unit dwellings in the R-2F, Residential District.
- The site is located within the planning boundaries of the *University District Plan* (2015), which recommends “Medium Intensity Residential” land uses at this location.
- The site is located within the boundaries of the University Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this proposed development.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested Council variance will allow two single-unit dwellings on one lot with reduced development standards. Staff supports the proposal as it is consistent with the *University District Plan’s* recommendation of “Medium Intensity Residential”, and the Plan’s design guidelines, which state that accessory buildings should be located at the rear of the principal building.

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

The property will not yield a reasonable return without a variance. The project is not feasible without the variances.

2. Whether the variance is substantial.

☐ Yes ☒ No

No, the requested variances are similar to other recent approved ADU's throughout Columbus.

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 essential character of the neighborhood would not suffer detriment. West Northwood alley already has parcels with multiple existing freestanding dwelling units on one parcel along with freestanding garages. The proposal is consistent with existing conditions of the street.

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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 affect the delivery of governmental services as they already exist at the site.

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

☐ Yes ☒ No

The property is zoned R2-F allowing two-units. Owner was unaware of the zoning restrictions for ADU's.

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

☐ Yes ☒ No

Variances are required to construct ADU's in Columbus. The current code is not designed to allow two separate structures on one parcel.

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

☒ Yes ☐ No

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

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 Exhibit B attached.

Signature of Applicant Justin Garland

Digitally signed by Justin Garland
Date: 2025.06.03 11:47:42 -04'00'

Date 6/3/25

**Preliminary Statement in Support
126 W Northwood Avenue**

Site data

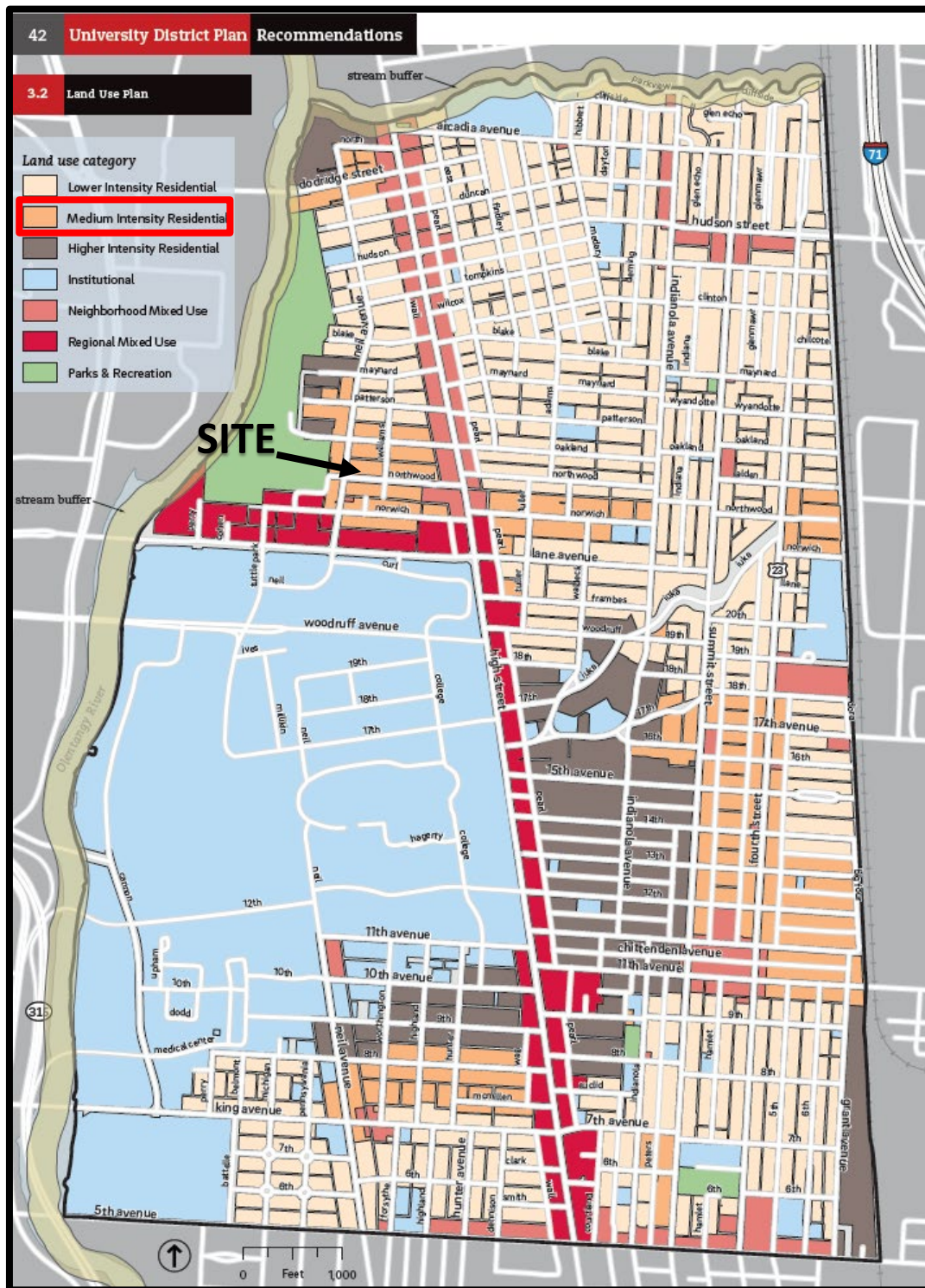
Address:	126 w Northwood Ave, Columbus, OH
Pid:	010-065094
Area:	4,950 s.f. (± 0.114 ac) - property line 3,267 s.f. (± 0.075 ac) - 3332.18C 6,000 s.f. required
Lot width:	Minimum 50 ft: 33'-0" existing
Zoning:	Z83-082, residential, R-2F, 1/4/1984 University district zoning overlay
Existing development:	2-story, single dwelling unit (D.U.),
Height district/height:	H-35, 28'-0"
Proposed development:	Existing single-family residence to remain New accessory single dwelling unit at north (alley) side of property
Proposed Living area:	683 s.f.
Parking	
Car:	
Required:	Two (2) dwelling units: 2 per unit = 4 spaces required, 4 provided
Existing:	6
Bicycle:	Required/provided: 0 / 0
EV parking:	Required/provided: 1 / 1
Maneuverability:	Minimum 20 ft: 20'-0" proposed
Flood plain:	Zone X, map 39049c0169k, 06/17/2008
Coverage:	Existing: 817 s.f. = 16.5% Proposed: 1,511 s.f. = 30.5%
Side yard:	Maximum 16ft: 13'-4" proposed (accessory dwelling unit) Minimum: 3ft: 3'-0" proposed (accessory dwelling unit)
Rear yard:	Minimum 1,238 s.f. (25%): 1,979 s.f. (40%) proposed (front principal bldg) Minimum 1,238 s.f. (25%): 99 s.f. (2%) proposed (accessory dwelling unit)
Rear greenspace:	Proposed (front principal bldg): 878 s.f. / 4,950 s.f. = 14.7%
F.a.r.	Existing (2 floors): 996 s.f. / 4,950 s.f. (property line) = 0.20 Accessory dwelling unit (2 floors): 683 s.f. / 4,950 s.f. (property line) = 0.14 Proposed: 1,679 s.f. / 4,950 (property line) = 0.34
Landscaping:	Minimum 1 tree : 1 tree proposed
Fronting:	Rear accessory dwelling unit does not front a public street

Applicant requests the following variances:

Area District Lot Width Requirements (3332.05):	50 feet min required, 33 feet existing
R-2F Area District Requirement (3332.14):	6,000 s.f. min required, 3,267 s.f. proposed (3332.18C)
R-2F Residential District (3332.037):	Existing single family home; Proposed accessory dwelling unit at north (alley) side of property
Maximum Lot Coverage (3325.801):	25% (1,238 s.f.) maximum, 1,511 s.f. = 30.5% proposed
Rear Yard (3332.27):	Minimum 1,238 s.f. (25%): 99 s.f. (2%) proposed for the accessory dwelling unit
Fronting (3332.19):	Rear accessory dwelling unit does not front a public street



CV25-048
126 W. Northwood Ave.
Approximately 0.12 acres



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126 W. Northwood Ave.
Approximately 0.12 acres

THE CITY OF
COLUMBUS
ANDREW J. GANTHER, MAYOR
 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/baz

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

Case Number CV25-048
 Address 126 W. Northwood Ave
 Group Name University Area Commission
 Meeting Date July 16, 2025
 Specify Case Type:
 ☐ EZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one):
 ☒ Approval
☐ Disapproval

LIST BASIS FOR RECOMMENDATION:
Wide Support for the project
All in favor of project, no
objections.

Vote 11-yes
 Signature of Authorized Representative [Signature]
 Recommending Group Title Zoning Chair - UAC
 Daytime Phone Number University Area Commission
614 375-0872

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.

09/2022



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-048

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) Justin Garland
of (COMPLETE ADDRESS) 34 West PO Box 8210 Columbus, OH 43201
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. <u>Sliver, LTD. (614) 294-5511</u> <u>Wayne Garland</u> <u>34 W. 9th Ave. Columbus, OH 43201</u> <u>Ø</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 3rd day of JUNE, in the year 2025

SIGNATURE OF NOTARY PUBLIC

6/3/27
My Commission Expires



Notary Seal Here
JULIE A. HUTCHISON
NOTARY PUBLIC
FRANKLIN COUNTY
STATE OF OHIO

My Commission Expires 06/03/2027

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