

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

**APPLICATION:** CV25-113  
**Location:** 128-130 N. HAMPTON RD. (43213), being 0.19± acres located at the southeast corner of North Hampton Road and Maryland Avenue (010-093015; Mideast Area Commission).  
**Existing Zoning:** R-4, Residential District.  
**Proposed Use:** Rooming house.  
**Applicant(s):** Ebony Hampton; 2286 Laurelwood Drive; Columbus, OH 43229.  
**Owner(s):** The Applicant.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The site consists of one parcel developed with a two-unit dwelling in the R-4, Residential District. The requested Council variance will allow the existing two-unit dwelling to be converted into an eight-occupant rooming house. A variance to not provide parking lot screening is also included in this request.
- A Council variance is required because the R-4 district does not allow rooming houses.
- East and west of the site are two-unit dwellings in the R-4, Residential District. South of the site are apartment buildings in the R-4, Residential District. North of the site is a vehicle and equipment storage facility in the R-4, Residential District.
- There is no Council adopted land use plan for this location.
- The site is located within the boundaries of the Mideast 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 proposed use will provide a short-term housing option for individuals utilizing the nearby airport or for working at other job centers in the surrounding area. Although there is no Council adopted land use plan for this location, the use is consistent with the mix of residential uses allowed by the R-4 district, and will not introduce an incompatible use to the area. Staff notes that a license is required by the Division of Code Enforcement to operate a rooming house in the City of Columbus.

# Council Variance Application

Address: 111 N. Front St., Columbus, Ohio 43215

Email: [zoninginfo@columbus.gov](mailto:zoninginfo@columbus.gov)

Website: [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

Phone: 614-645-4522



DEPARTMENT OF BUILDING AND ZONING SERVICES

## 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 proposed project is the only way to make the property profitable and without it the property would be a financial burden.

- 2. Whether the variance is substantial.     Yes         No

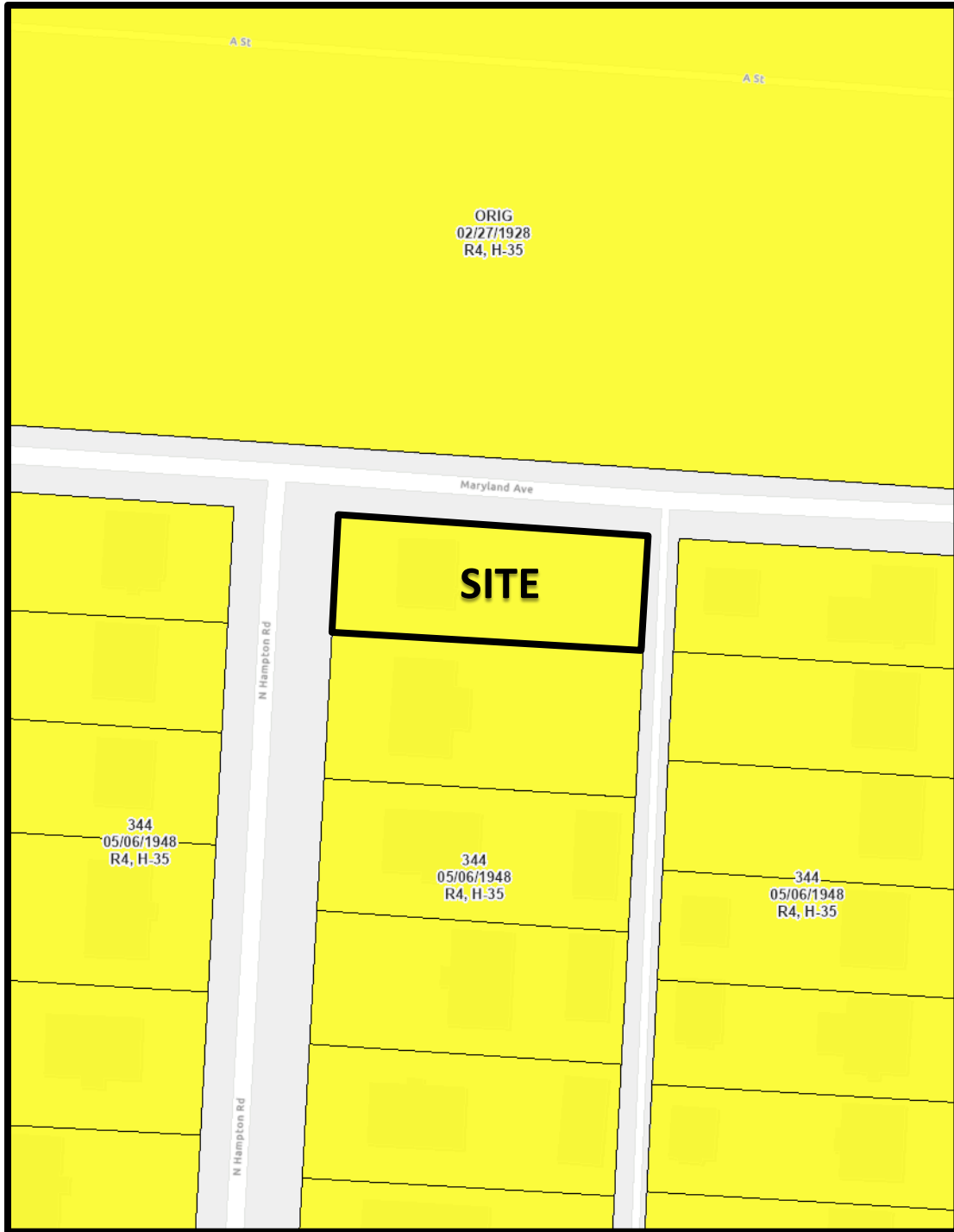
Strict adherence to zoning would render the property economically unviable.



Proposed Variance List:

- 3332.039, R-4 residential district – to allow an 8-resident rooming house.
- 3312.21(D), Landscaping and screening – to not provide parking lot screening.

The proposed variance should be approved because the eight-resident rooming house will provide a safe, well-managed, and much-needed housing option within the City of Columbus. The property is designed to accommodate residents in an orderly manner while maintaining compatibility with the surrounding neighborhood through appropriate property maintenance, occupancy management, and adherence to applicable health and safety standards. Approval of this variance will promote housing diversity and help address the growing demand for safe and flexible living arrangements for working professionals. The proposed use will not create a substantial detriment to nearby properties, will not adversely affect traffic, public services, or neighborhood character, and represents a reasonable use of the property that advances the public interest by expanding housing opportunities within the community.



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128-130 N. Hampton Rd.  
Approximately 0.19 acres



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Approximately 0.19 acres

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

**Case Number** \_\_\_\_\_

**Address** \_\_\_\_\_

**Group Name** \_\_\_\_\_

**Meeting Date** \_\_\_\_\_

**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:**

**Vote** \_\_\_\_\_

**Signature of Authorized Representative**      Felicia A. Saunders

**Recommending Group Title** \_\_\_\_\_

**Daytime Phone Number** \_\_\_\_\_

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.

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV25-113

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) Ebony Hampton  
of (COMPLETE ADDRESS) 128-130 N Hampton Rd Columbus Ohio 43213  
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:

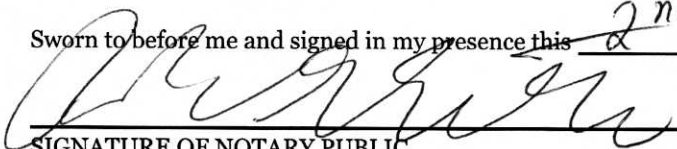
For Example:      Name of Business or individual  
                                 Contact name and number  
                                 Business or individual's address; City, State, Zip Code  
                                 Number of Columbus-based employees

1. Ebony Hampton 128-130 N Hampton Rd Columbus Ohio 43213	2.
3.	4.

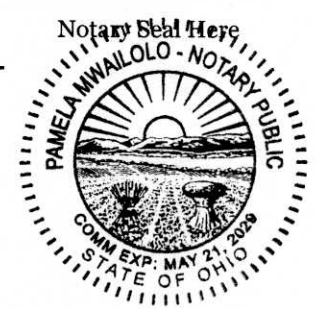
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 2<sup>nd</sup> day of June, in the year 2026

  
SIGNATURE OF NOTARY PUBLIC

5-21-2029  
My Commission Expires



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