

[illegible]

TWO FAMILY INFILL
1371-1373 BRIDEN ROAD
BLUE CHIEF HOMES

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DATE: 8/29/78 BY: [Signature]

PROJECT #

PROJECT DATE

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SITE

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01
SITE PLAN

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

APPLICATION: **CV25-056**
Location: **1371 BRYDEN RD. (43205)**, being 0.13± acres located on the south side of Bryden Road; 280± feet east of Kendall Place (010-052996; Near East Area Commission and Historic Resources Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Two-unit dwelling.
Applicant(s): Blue Chip Homes QOZB, LLC c/o David Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Owner(s): Fisk Properties c/o Jacob Fisk; 655 Academy Drive; Galloway, OH 43110.
Planner: Brandon Carpenter; 614-645-1574; bmccarpenter@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. Variances for reduced parking from four spaces to three spaces; and a reduced lot width from 50 feet to 37.8 feet are also included in this request.
- A Council variance is required because the R-3, Residential District only allows single-unit dwellings as a primary residential land use.
- North of the site is a school building in the R-3, Residential District. South and east of the site are single-unit dwellings in the R-3, Residential District. West of the site is an undeveloped parcel in the R-3, Residential District.
- The site is located within the boundaries of the *Near East Area Plan* (2005), which does not contain a specified recommended land use at this location.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval. Additionally, the site is within the Bryden Road Historic District and received approval from the Historic Resources Commission.
- Staff concurs with the applicant's analysis of the seven practical difficulties in achieving this request, and supports the variances for reduced required parking and lot width.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The *Near East Area Plan* recommends that new housing be consistent with the housing types, density, and development pattern of the neighborhood. City staff supports the requested variance as the proposal is consistent with the housing types and density along Bryden Road. Additionally, the site is within the Bryden Road Historic District and is subject to review by the Historic Resources Commission for final building design.

Council Variance Application

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

While the property could be developed with a single family dwelling under the 1959 Lot of Record exception,

2. Whether the variance is substantial.

☐ Yes ☒ No

The variances are not substantial. The R-3 zoning dates to the 1974 Model Cities area rezoning of large areas of the Near East Commission as part of urban renewal funding at the time. Bryden Road and the Near East Area Commission in general has a lot of land uses in the R-3 district as well as other zoning districts.

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 won't be substantially altered or nor will adjoining properties suffer a substantial detriment as a result of the variance. There are many forms of residential uses on Bryden Road and the Near East Area Commission in general.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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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 will have no adverse affect on the delivery of governmental services. All governmental services are presently a area and site.

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

☐ Yes ☒ No

The property owner didn't know of the zoning restriction at the time of purchase (November 16, 2023).

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

☐ Yes ☒ No

It isn't possible to build a two dwelling unit building in the R-3 without variance.

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 will be observed and substantial justice done by granting the variance. TI many forms of residential uses on Bryden Road and the Near East Area Commission in general. Several other variances hav for new construction of two dwelling unit buildings in the R-3.

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):

Applicant proposes to build a two dwelling unit building on this R-3 lot. Bryden Road and the Near East Area Commission have a wide array of land uses in the R-3 district as well as in other zoning districts.

Applicant requests the following variances:

Section 3332.035, R-3 Residential District, to permit a two (2) dwelling unit building.

Section 3312.49, Required Parking, to reduce parking from 4 spaces to 3 spaces.

Section 3332.05(4), Area District Lot Width Requirements, to reduce lot width from 50' to 37.8' (existing).

Signature of Applicant

Signature of Attorney

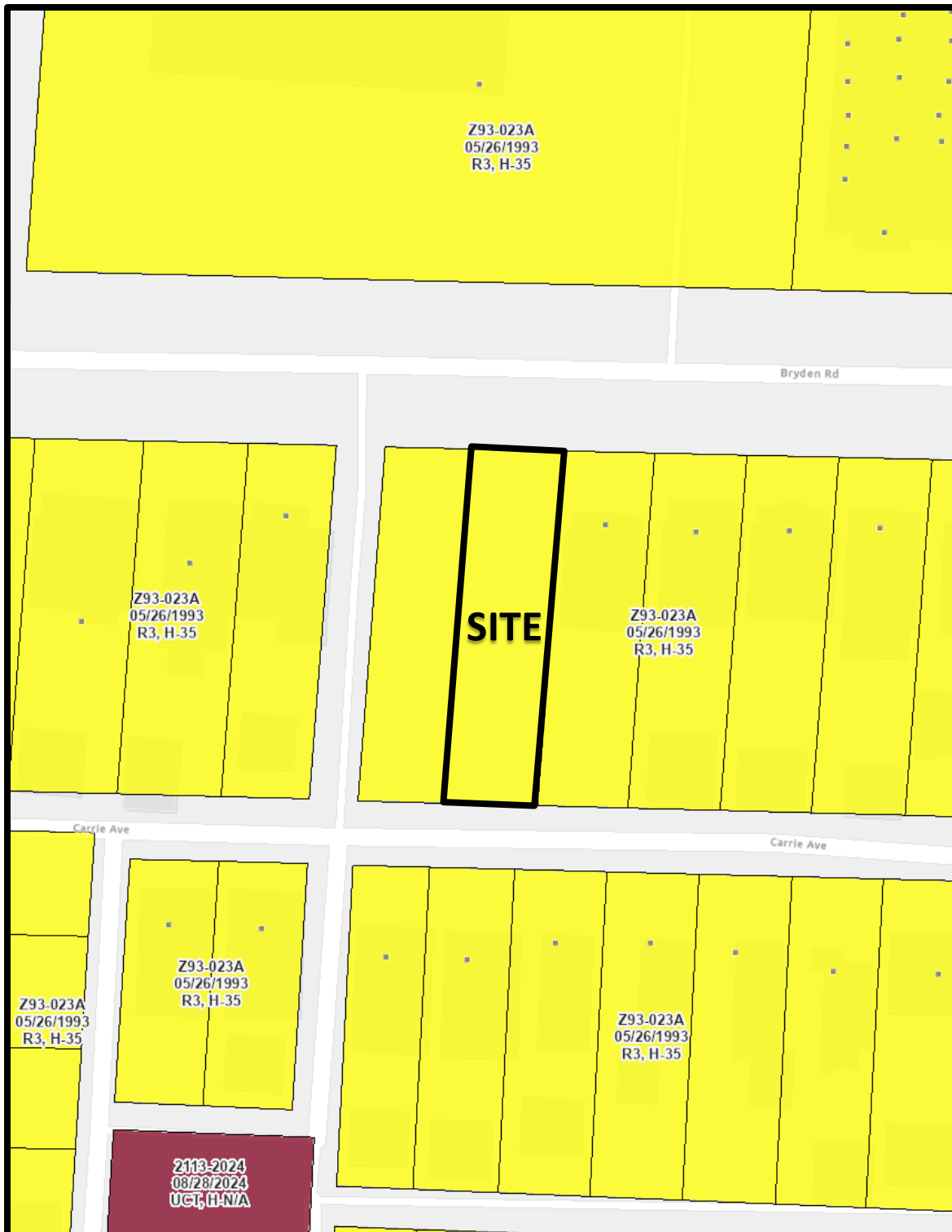
Blue Chip Honey Q02B, 7XC
by Dan B. Perry, Agent

Date

Date

10/20/2025

10-20-2025



CV25-056
1371 Bryden Rd.
Approximately 0.13 acres



CV25-056
1371 Bryden Rd.
Approximately 0.13 acres

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 CV25-056

Address 1371 BRYDEN ROAD

Group Name NEAR EAST AREA COMMISSION

Meeting Date 9/11/25

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 10-0-0

Signature of Authorized Representative [Signature]

Recommending Group Title Near East Area Commission

Daytime Phone Number 614-462-0870

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.

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 1377 Bryden Road

Bryden Road

APPLICANT'S NAME: Columbus Design LLC (Applicant)

Fisk Properties LLC (Owners)

APPLICATION NO.: COA2501021

MEETING OR STAFF APPROVED DATE: 09-12-25

EXPIRATION: 09-12-26

The Historic Resources Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

- ☐ **Approved: Commission** ☐ or **Staff** ☐ Exterior alterations per APPROVED SPECIFICATIONS
☒ **Recommendation for Approval:** Requested re-zoning/variance per APPROVED SPECIFICATIONS
☒ **Recommended** or ☐ **Not Recommended**

Recommend Application # COA2501021, 1377 Bryden Road, Bryden Road Historic District, as submitted with clarifications as noted;

Variance Recommendation Request

- Section 3332.035, R-3 Residential District: To permit a two (2) dwelling unit building.
- Section 3332.05(4), Area District, Lot Width Requirements: To reduce lot width from 50' to 37.8' (Existing).
- Section 3312.49, Required Parking: To reduce the number of on-site parking spaces from 4 to 3.

☒ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


James A. Goodman, M.S.
Historic Preservation Officer

Staff Notes: Moved to Staff





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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25- 056

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) Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm; 411 East Town Street, Floor 2; Columbus, OH 43215

deposes and states that he is 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. Blue Chip Homes QOZB, LLC 1165 West Third Avenue, Suite E, Columbus, OH 43212 Number of Columbus-based employees: Zero (0) Contact: Lonnie Freeman, (614) 571-0910	2. Fisk Properties, LLC 655 Academy Drive, Galloway, OH 43119 Number of Columbus-based employees: Zero (0) Contact: Jacob Fisk, (614) 949-9680
3. _____	4. _____

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

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 23rd day of June, in the year 2025

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

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