

SITE STUDY
1" = 10'-0"

COLUMBUS ZONING: R-3

THIS SITE PLAN SHALL NOT BE USED FOR ANY OTHER PROJECT OR PURPOSES. ALL SITE INFORMATION INCLUDING CALCULATIONS SHALL BE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT'S LIABILITY SHALL BE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER INFORMATION OR CONSTRUCTION OF THE PROJECT.

REAR YARD CALCULATIONS:
MINIMUM REAR YARD REQUIRED: 25%
PERCENTAGE OF REAR YARD: 38.50%

LOT COVERED CALCULATIONS:
TOTAL ALLOWABLE COVERED: 40%
PERCENTAGE OF LOT COVERED: 38.14%

SIGNATURE _____
TITLE _____
DATE _____

1 SITE STUDY

Final Site Plan Received 2.2.2026; CV25-122; Sheet 1 of 1

2/21/2026

Erin J. Taylor

1551 - 1553 E 26TH AVE
COLUMBUS, OHIO 43211
NEW DUPLEX
PREPARED FOR:

Healthy Homes
A HEALTHY NEIGHBORHOODS, HEALTHY FAMILIES INITIATIVE



DATE: 01/11/2026	SCALE: 1" = 10'-0"
CONSTRUCTION DOCUMENTS	SHEET DESCRIPTION
	SITE STUDY
	A0-1

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

APPLICATION: CV25-122
Location: 1551-1553 26TH AVE. (43211), being 0.10± acres located on the south side of 26th Avenue, 50± feet west of Billiter Road (010-060722; South Linden Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Two-unit dwelling.
Applicant(s): Healthy Homes c/o Gretchen West; PO Box 77499; Columbus, OH 43207
Owner(s): City of Columbus; 845 Parsons Avenue; Columbus, OH 43206
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@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 spaces to two spaces; a reduced lot width from 50 feet to 35 feet, and reduced lot area from 5,000 square feet to 4216± square feet.
- A Council variance is required because the R-3, Residential District prohibits two-unit dwellings as a primary residential land use.
- North of the site is a mix of single-unit dwellings and two-unit dwellings 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 *South Linden Land Use Plan* (2018), which recommends “Medium Density Residential (10-16 du/ac)” land uses for this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (2018) Design Guidelines.
- The site is located within the boundaries of the South Linden 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

The proposal is consistent with the *South Linden Land Use Plan’s* recommendation of “Medium Density Residential (10-16 du/ac),” and will not introduce an incompatible use to the area.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

We are seeking a variance to develop a 2-unit dwelling on an R3 lot. While the lot could be used for other purposes, this variance will increase the stock of high quality, affordable housing options available while maintaining the character of the neighborhood.

2. Whether the variance is substantial.

Yes No

This is a use variance.

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



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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 impact delivery of services and/or utilities.

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

Yes No

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

Yes No

This is a use 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 City of Columbus is modernizing the zoning code written more than 70 years ago to reflect how our city has grown — and how people live, work, and move today. Granting this variance would be aligned with these initiatives.

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):

Please see attached.

Signature of Applicant

Robert West

Date

11-25-25

Council Variance Application: 1551 E 26th Ave.

 Healthy Homes


*Healthy Homes is the affordable housing arm of Nationwide Children's Hospital.
Healthy Neighborhoods. Healthy Results.™*

Statement in Support of Variance(s):

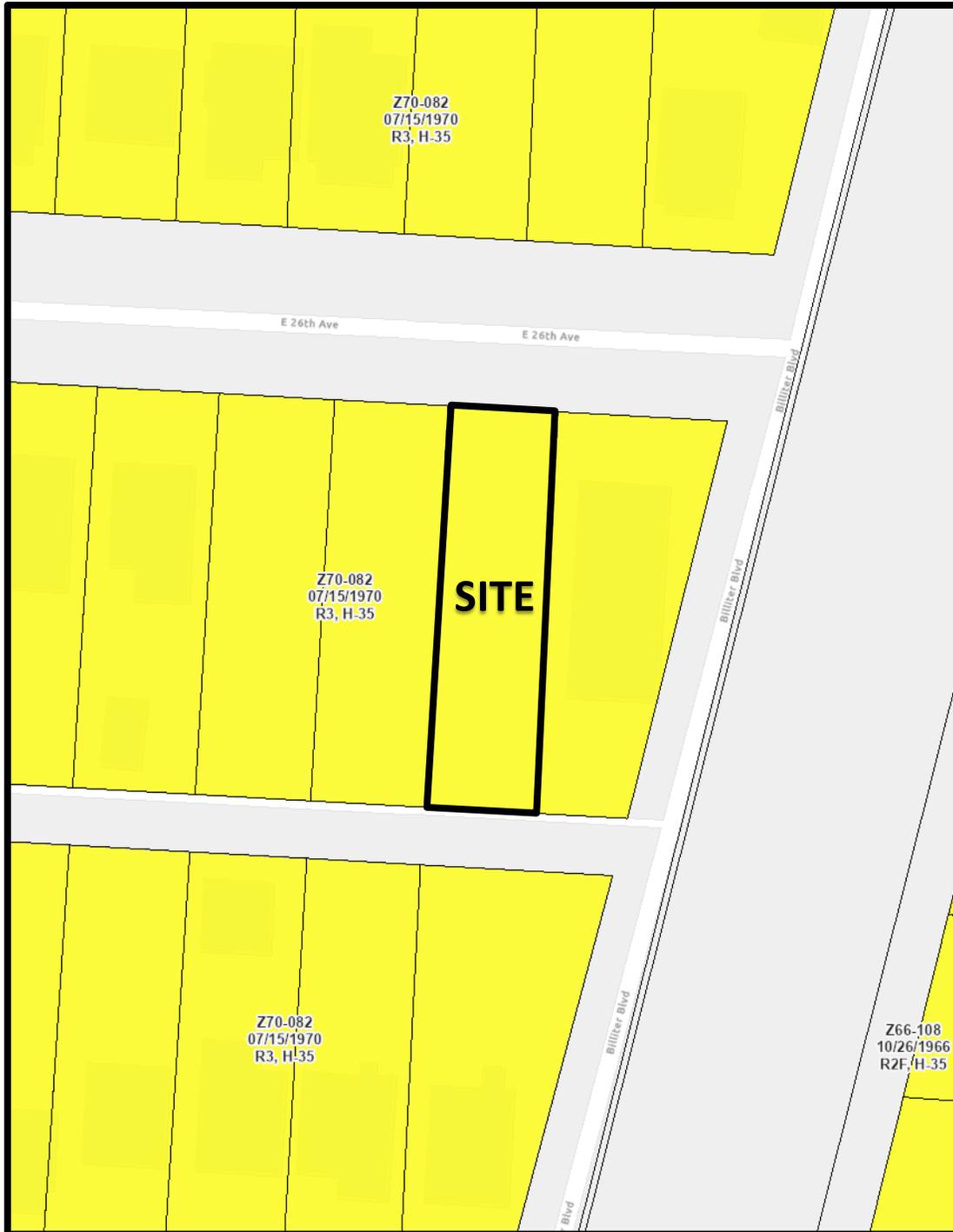
This site is located on E. 26th Ave, east of Cleveland Ave. The parcel is zoned R-3, as is much of the South Linden Area Commission Area. The applicant proposes to build a two (2) unit dwelling (duplex) and two surface parking spaces at the rear of the lot with parking accessed from the back alley, as depicted on the submitted site plan. The size and width of the lot is existing and does not meet the requirement under section 3332.05. The lot width is like other parcels in the area. Additionally, the applicant proposes a parking space variance to reduce the parking spaces from 4 to 2, under section 3312.49

The proposed two-unit dwelling was intentionally selected and will not detract from the character of the neighborhood. This structure conforms with other development in the area in respects to height and use. The proposed dwelling is intended to increase the stock of the high-quality, affordable housing options available to families earning between 50 and 80 percent of the Area Median Income.

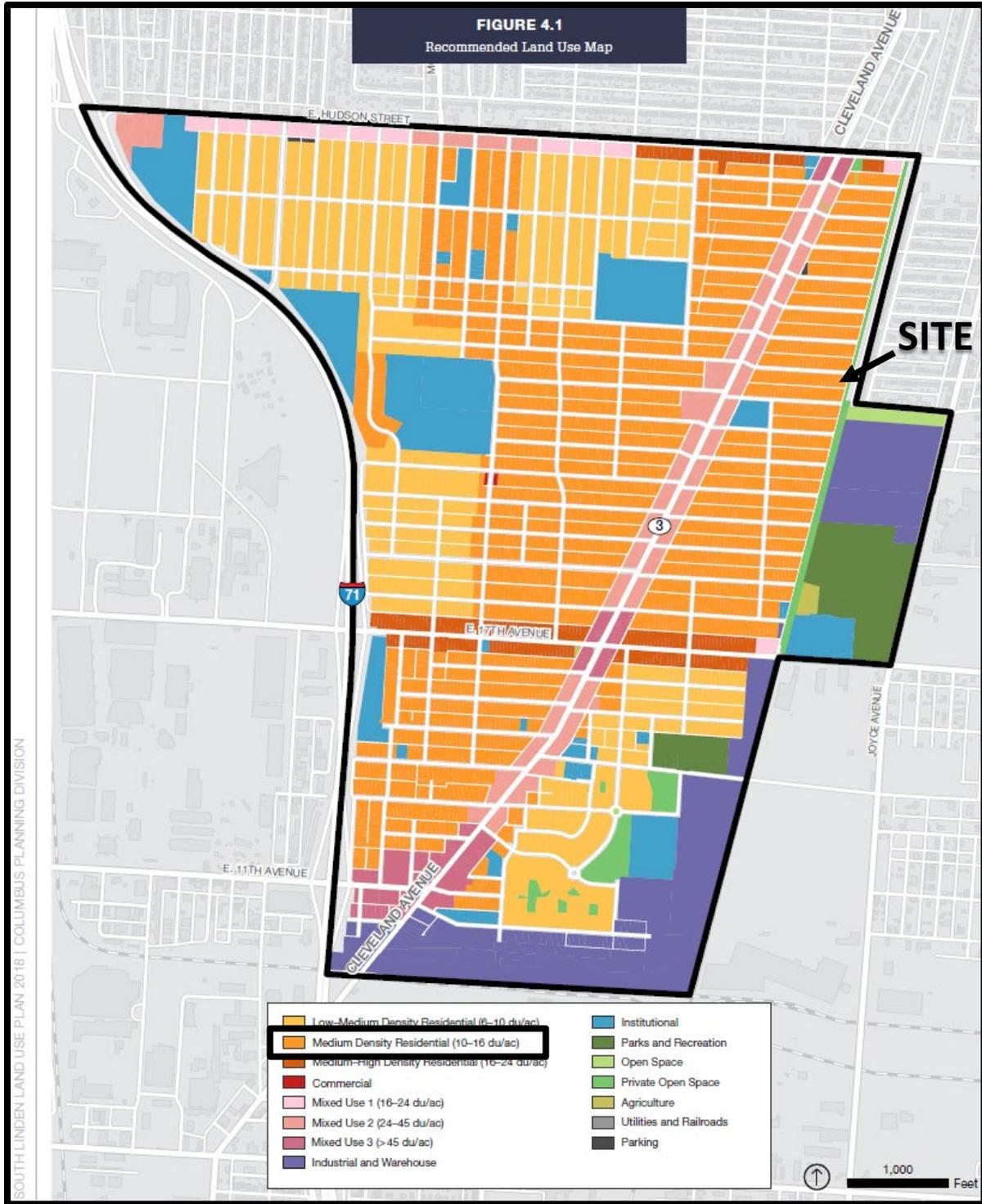
Applicant requests the following variances:

- Section 3332.035: Variance to R3 Permitted Use
- Section 3332.05: Lot Width: lots are required to be 50' wide
- Section 3312.49: Parking space variance to permit reduction of required parking spaces from 4 to 2 spaces
- Section 3332.13: R-3 area district requirements, requires principal building to have a lot of no less than 5,000 square feet while the applicant proposes a two-unit dwelling on a lot that contains 4215.47 square feet

Signature of Applicant: *Auter West* Date: 11-25-25



CV25-122
1551-1553 26th Ave.
Approximately 0.10 acres



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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 CV25-122

Address 1551-1553 E 26TH AVENUE

Group Name SOUTH LINDEN AREA COMMISSION

Meeting Date TUESDAY, JANUARY 20, 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:

Property Owner is proposing new construction of a Duplex Unit for a two (2) family dwelling with four (4) off-street parking spaces provided, with reduced minimum lot width and area district requirements. Granting variance under Section 3312.49 reduces parking space requirement from 4 spaces to 2 parking pads in the rear. Granting variance under Section 3332.035 permits a two (2) unit dwelling building in a R - 3 Residential District. Granting variance under Section 3332.05 reduces the required lot width from Fifty (50) feet to Thirty-Five (35) feet to legitimize the existing lot condition. Granting variance under Section 3332.13 reduces lot size from 5,000sf to 4,215.47sf to legitimize the existing lot size. Granting variances does not adversely affect the surrounding neighbors. With SEVEN (7) Area Commissioners in attendance Quorum is Met. The South Linden Area Commission convened its regularly scheduled meeting this date. Having heard statements made, reviewed supporting documentation, and engaged meaningful discussions to clarify and satisfy concerns, Commissioner DWilliams, with the second of Commissioner Redman, moved to uphold committee consensus and issue a RECOMMENDATION OF APPROVAL. The Chair opened for additional questions and hearing none, called for the Voice Vote as follows.

Vote SEVEN (7) In FAVOR; No Abstention(s); No Opposition(s)

Signature of Authorized Representative *Peggy A. Williams 01.22.26*

Recommending Group Title Zoning Chair

Daytime Phone Number WORK: (614) 267-2536

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.



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-122

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 Gretchen West Applicant
 of (COMPLETE ADDRESS) 1551-1553 E. 26th Ave. Columbus, Ohio 43211

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. Gretchen West – Executive Director HNHF Realty Collaborative – Healthy Homes PO Box 77499 Columbus, Ohio 43207	2. City of Columbus 845 Parsons Ave. Columbus, Ohio 43206
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Gretchen West*

Sworn to before me and signed in my presence this 25th day of November, in the year 2025

Lydia Ndungu
 SIGNATURE OF NOTARY PUBLIC

01/31/2028
 My Commission Expires

Notary Seal Here



Lydia Ann Ndungu
 Notary Public, State of Ohio
 My Commission Expires 01-31-28

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