

SITE PLAN NOTES:

- GENERAL
- A. BE-GRADE, AND TYPICAL, SEALS & REINFORCED LAYERS AREA PROVIDED BY CONSTRUCTION
  - B. BELLY VENT EXISTING CONDITIONS & DIMENSIONS
- SPECIFIC
- 1. PROVIDE & INSTALL NEW 7" DIA. THROUGH W/ RAINWATER DRAINAGE
  - 2. PROVIDE & INSTALL NEW 7" DIA. THROUGH W/ RAINWATER DRAINAGE
  - 3. PROVIDE & INSTALL NEW 7" DIA. THROUGH W/ RAINWATER DRAINAGE
  - 4. PROVIDE & INSTALL NEW 7" DIA. THROUGH W/ RAINWATER DRAINAGE
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  - 6. PROVIDE & INSTALL NEW 7" DIA. THROUGH W/ RAINWATER DRAINAGE
  - 7. PROVIDE & INSTALL NEW 7" DIA. THROUGH W/ RAINWATER DRAINAGE
  - 8. PROVIDE & INSTALL NEW 7" DIA. THROUGH W/ RAINWATER DRAINAGE
  - 9. PROVIDE & INSTALL NEW 7" DIA. THROUGH W/ RAINWATER DRAINAGE
  - 10. PROVIDE & INSTALL NEW 7" DIA. THROUGH W/ RAINWATER DRAINAGE

*Orlando B Caimm*  
11/17/2025

UNDERGROUND UTILITIES  
TWO WORKING DAYS  
BEFORE YOU DIG  
CALL 1-800-482-2784 (TOLL FREE)  
OHIO UTILITIES PROTECTION SERVICE  
NON-EMERGENCY  
MUST BE CALLED DIRECTLY

JCKL  
ARCHITECTS  
P.O. BOX 34007  
COLUMBUS, OHIO 43224  
PHONE (614) 794-1996  
www.jcklarchitects.com

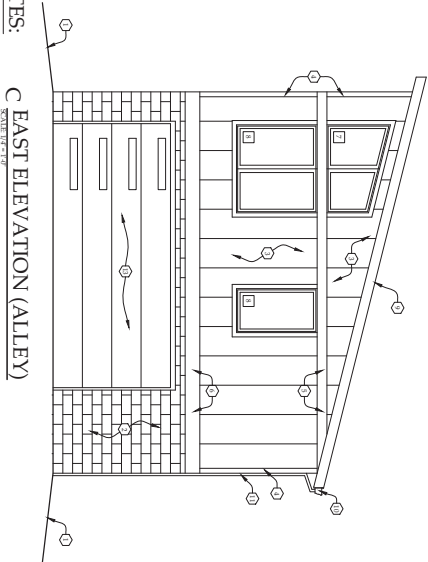
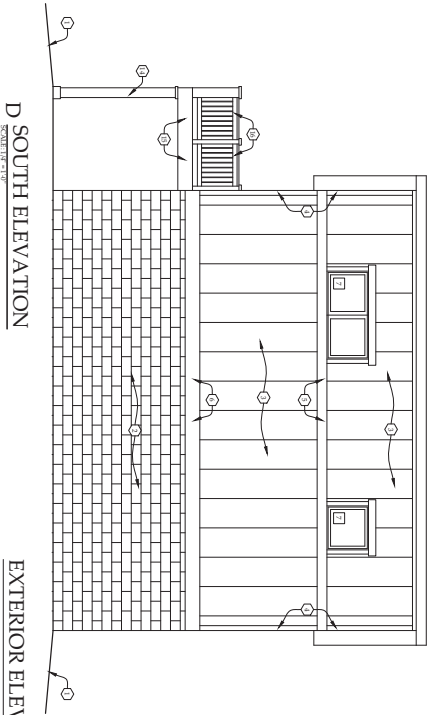
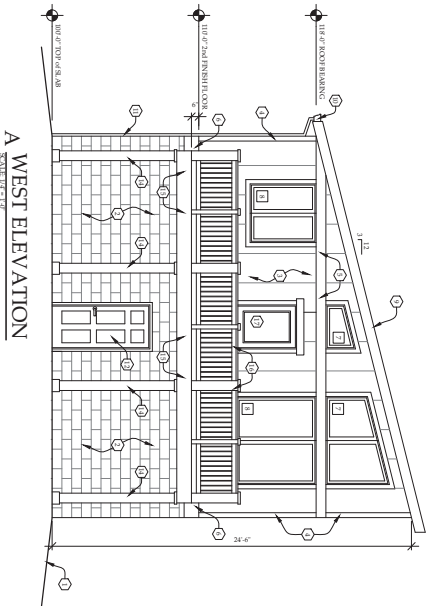
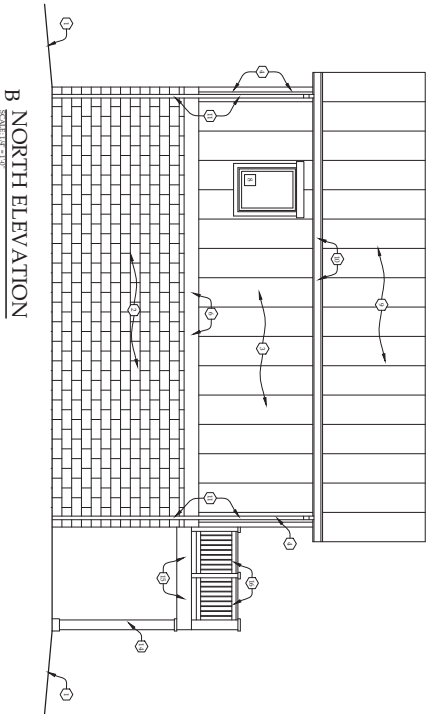
OWNER  
POWELL REALTY INVESTMENTS  
285 PARTRIDGE BEND  
POWELL, OHIO 43065

PROJECT  
NEW GARAGE w/  
APARTMENT ABOVE at:  
110 CHICAGO AVENUE  
COLUMBUS, OHIO 43222

- ☒ PRELIMINARY 06-27-2025
- ☐ BID SET
- ☐ CONSTRUCTION
- ☐ DOCUMENTS
- ☐ REVISIONS

C1.0

Orlando B Crimmel  
11/17/2025



D SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

C EAST ELEVATION (ALLEY)  
SCALE: 1/4" = 1'-0"

B NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

A WEST ELEVATION  
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

- GENERAL
- A. VARIOUS FINISHES, MATERIALS, COLORS, & PATTERNS TO BE DETERMINED BY THE ARCHITECT.
- B. ALL WORK IN CONTACT WITH CONCRETE SHALL BE PROTECTED BY A MEMBRANE.
- SPECIFIC
1. APPROXIMATE QUANTITIES
  2. PROVIDE & INSTALL CONCRETE SPILLAGE PROTECTION FOR EXISTING PAVEMENT
  3. PROVIDE & INSTALL 1/2" THICK CONCRETE ROAD & PATHSIDE PAVEMENT
  4. PROVIDE & INSTALL 1/2" THICK CONCRETE ROAD & PATHSIDE PAVEMENT
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  15. PROVIDE & INSTALL 1/2" THICK CONCRETE ROAD & PATHSIDE PAVEMENT
  16. PROVIDE & INSTALL 1/2" THICK CONCRETE ROAD & PATHSIDE PAVEMENT
  17. PROVIDE & INSTALL 1/2" THICK CONCRETE ROAD & PATHSIDE PAVEMENT

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HID SET  
CONSTRUCTION  
REVISIONS

A2.0

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

**APPLICATION:** CV25-013  
**Location:** 110 CHICAGO AVE. (43222), being 0.10± acres located at the northeast corner of Chicago Avenue and Cable Avenue (010-017751; Franklinton Area Commission).  
**Existing Zoning:** R-4, Residential District.  
**Proposed Use:** Two-unit and single-unit dwelling on one lot.  
**Applicant(s):** Powell Realty Investments LLC c/o Orlando Burt Crimmel; 285 Partridge Bend; Powell, OH 43065.  
**Property Owner(s):** The Applicant.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@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 a two-unit dwelling and a single-unit dwelling (carriage house) on one lot with reduced development standards.
- Variances to required parking from six to two spaces; reduced lot width from 50 feet to 31 feet; reduced lot area from 5,000 square feet for a two unit dwelling and 6,000 square feet for a two-unit dwelling to 961± square feet per dwelling; increased lot coverage from 50 percent to 55.8 percent; reduced maximum side yard from 6.2 to five feet for the carriage house; reduced minimum side yard from three to 2.5 feet along the northern property line for the proposed carriage house and from five to zero feet along the northern property line for the existing two-unit dwelling; and a reduced rear yard of 20.9 percent for the existing two-unit dwelling, and no rear yard for the proposed carriage house are also included in this request.
- A Council variance is required because the R-4 district does not allow a two-unit dwelling and a single-unit dwelling (carriage house) on one lot.
- To the north and east of the site are single-unit dwellings in the R-4, Residential District. To the south is a religious and educational facility in the R-4, Residential District. To the west is a single-unit dwelling in the R-2, Residential District.
- The site is located within the planning boundaries of the *West Franklinton Plan* (2014), which recommends “Medium-High Density Mixed Residential” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Franklinton 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.

Staff supports the request as the proposed use is consistent with the *West Franklinton Plan's* land use recommendation of "Medium-High Density Mixed Residential" and will not add an incompatible use to the area. Additionally, the submitted building elevations are consistent with the C2P2 Design Guidelines.

## 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)

### **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

It could not be built without a variance

2. Whether the variance is substantial.

☐ Yes ☒ No

It won't be a huge change

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 alteration will enhance the value of the adjoining properties.

## Council Variance Application

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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 delivery of government should not be affected by this proposal.

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

☐ Yes ☒ No

The properties were purchased without full knowledge of the zoning restriction.

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

☐ Yes ☒ No

Not to my knowledge.

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

☒ Yes ☐ No

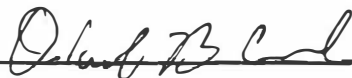
Yes, while working with the city I believe this will increase the value of all the properties in this

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):

Signature of Applicant



Date

2-21-2025

## Statement in Support of Variances for

**CV25-013**

010-031841

110 Chicago Ave.

Proposing the building of a 2-car detached garage with the carriage home above with kitchen and bathroom. There are several homes facing allies in this neighborhood. In fact, there is one down the street on Cable Ave from these homes. The urban lots are unique in size and character. The situation we have in this area to provide more housing creates a unique opportunity to build living spaces and a lot of green space. The proposed height is well within the fabric of the neighborhood and the scale will be comparison with existing homes in the area. The architect will be sure to complement the existing properties in the area when doing so will enhance the alleyscapes. However, to accomplish that we will need variances on the rear. Also, a maximum side yard and some variance is required for the garage and new carriage house. These setbacks are typical for this urban neighborhood. Even though most homes in this area don't have garages and these will have two car garages we're asking for a variance for parking.

Lot Area: 31ft x 148ft = 4,588 sf (.1053 acres)

Existing Home Area: 1,788 sf

New ADU/Detached Garage Area: 780 sf

- Total Proposed Building Coverage: 2,568 sf
- Proposed Lot Coverage: 55.84%

3332.18(C) Lot Coverage (3x Lot Width): 31 x 91 = 2,883 sf

- Reduced Proposed Lot Coverage: 89.08%

Existing Rear Yard: 2,116.8 sf

Proposed Rear Yard: 961 sf – 20.9%

Maximum Side Yard Required: 20% x 31 = 6.2 ft

Minimum Side Yard Required: 3 ft

Required Parking: 2 spaces per unit / 2 = 4 spaces

Parking: 2 (new detached garage)

**Requested Variances**

3332.039 R-4 Residential District: To allow two-unit dwelling and single-unit dwelling (ADU) on a single lot.

3312.49 Required Parking: To allow for 2 parking spaces instead of the required 6.

3332.05(A)(4) Area District Lot Width Requirements: To allow a lot width reduction from 50 feet to 31 feet.

3332.15 R-4 Area District Requirements: Requires a single-family dwelling or other principal building shall be situated on a lot of no less than 5,000 square feet in area, while the applicant proposes a two-unit dwelling and single-unit dwelling (ADU) on a lot that contains 2,883± square feet, or 961 square feet per dwelling, pursuant to the lot area calculation in Section 3332.18(C).

3332.18(D), Basis of computing area: Prohibits buildings from occupying more than 50 percent of the lot area, while the applicant proposes an increased lot coverage of 55.8 percent when two units are provided on a single lot.

3332.25(B) Maximum Side Yard Required: To allow maximum side yard of 5 feet instead of the required 6.2 feet.

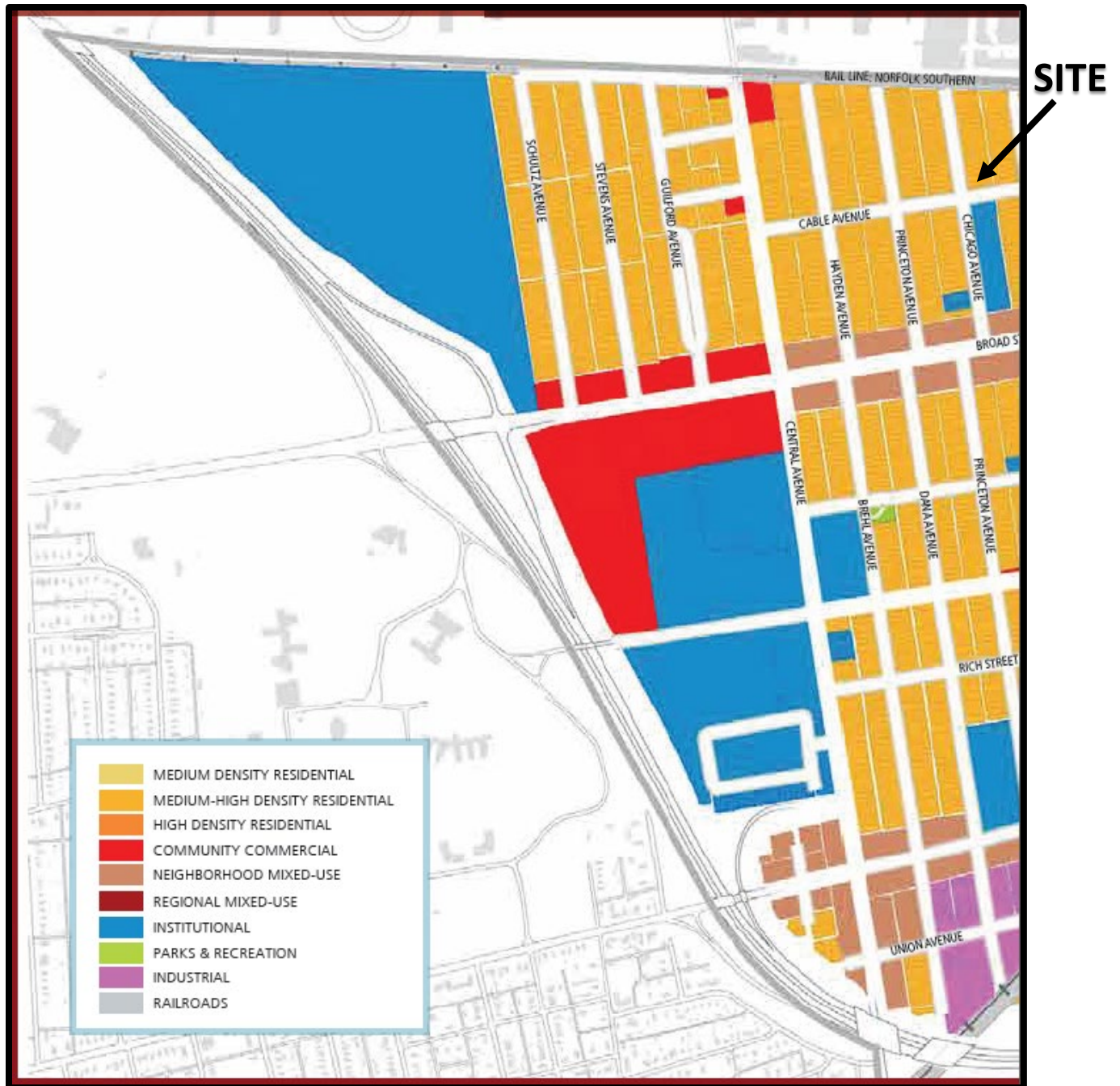
3332.26 Minimum Side Yard Permitted: To allow minimum side yards of 2.5 feet on both sides (instead of required 3 feet) of the proposed ADU/detached garage, and 0 feet along the northern property line of the existing duplex.

3332.27 Rear Yard: requires a rear yard totaling no less than 25 percent of the total lot area for each dwelling, while the applicant proposes a reduced rear yard of 20.9 percent for the principal dwelling, and no rear yard for the proposed ADU.



CV25-013  
110 Chicago Ave.  
Approximately 0.10 acres





CV25-013  
110 Chicago Ave.  
Approximately 0.10 acres

CV25-013  
110 Chicago Ave.  
Approximately 0.10 acres



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

Case Number	<u>CV25-013</u>
Address	<u>110 Chicago Ave</u>
Group Name	<u>Franklinton Area Comission</u>
Meeting Date	<u>9/9/25</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

FAC recceomends in favor of these variances, seeing this council variance as good land use & positive growth in that area of Franklinton, in favor of higher denisity and creative housing solutions.

Carriage house expansion in line with neighborhood density and neighborhood character.

Current parking off street is 0, variance will provide 2 off street parking

Vote	<u>7 Yes, 2 No, 1 Abstain</u>
Signature of Authorized Representative	<u><i>Jack Chambers</i></u>
Recommending Group Title	<u>Zoning Chair</u>
Daytime Phone Number	<u>9377502799</u>

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

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### PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-013

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) Orlando B Crimmel  
of (COMPLETE ADDRESS) 285 Partridge Bend Powell, Oh 43065

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. Powell Realty Investments, LLC Orlando Burt Crimmel 614-778-2766 285 Partridge Bend Powell Oh 43065 0	2.
3.	4.

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

SIGNATURE OF AFFIANT

*Orlando B Crimmel*

Sworn to before me and signed in my presence on

day of November, in the year 2025

ELIZABETH M CRIMMEL  
Notary Public

In and for the State of Ohio

My Commission Expires

July 21, 2027

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

*Elizabeth M Crimmel*



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