

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

OFFICE USE ONLY

Application Number: CV25-131 Date Received: 12/22/25
Application Accepted by: TD Fee: \$2000
Assigned Planner: Eastman Johnson; roejohnson@columbus.gov; 614-645-7979

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 427 Hanford Street Zip: 43206

Is this application being annexed into the City of Columbus? YES NO (select one)
If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Address or Zoning Number: 010022196

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R2F Acreage: .284

Neighborhood Group: Southside Area Commission

Proposed Use or reason for request: Build a new detached garage for the existing seven unit building which will exceed allowable

(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: Juliet Bullock Architects Phone Number: 6149350944 Ext.: _____

Address: 4886 Olentangy Blvd. City/State: Columbus Ohio Zip: 43214

Email Address: bullock.juliet@gmail.com

PROPERTY OWNER(S):

 Check here if listing additional property owners on a separate page

Name: Hanford Brownstones LLC Thomas Harr Phone Number: 614-406-0997 Ext.: _____

Address: 4900 Reed Road City/State: Columbus Ohio Zip: 43220

Email Address: ~~tom@legacyhomes.com~~ tom@legacyohiohomes.com

ATTORNEY / AGENT:

 (Check one if applicable) Attorney Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

SIGNATURES:

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE  _____

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

Currently there is only onsite parking for three cars for a seven unit building, this will allow for parking inside a garage for all seven units, providing not only parking but space for trash cans, bicycles etc for tenants.

2. Whether the variance is substantial.

Yes No

No this is a small percentage request and the density is similar to other properties in this urban neighborhood.

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

We are replacing a gravel lot, and reduced parking with new garages and parking space for each unit which will enhance the neighborhood.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes No

This garage will have no impact to neighborhood services.

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

Yes No

They thought they did have room to building the garage without variances.

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

Yes No

The garages are minimally sized, and the variance is required to provide one parking space per unit. The other variances are just for legitimizing existing conditions.

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

Yes No

This is the type of development that will be an asset to the neighborhood, removing additional cars from the streets and giving more room for covered storage.

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 attached

Signature of Applicant



Date

10/18/25

Statement of Hardship

This project consists of an existing seven-unit apartment building with three on-site parking spaces. Proposed is a new seven-unit garage building to provide one parking space/unit inside the garage. Due to the required minimum sizes for a garage, the lot coverage is 52.37% in lieu of the permitted 50%. This is a minor request and will result in 4 additional parking spaces and also seven spaces each inside of a garage which will be not only beneficial to the tenants but also the neighborhood in general.

There are requested minimum and total combined side yards for the existing building to legitimize existing setback conditions. A use variance is also required for the existing seven unit building since only one or two unit buildings are required in this zoning district.

PROJECT DESCRIPTION:

BUILD A NEW SEVEN BAY GARAGE ON PARCEL WITH AN EXISTING 7 UNIT RESIDENTIAL BUILDING. PER CHRISTINE PALMER'S RECOMMENDATION WE ARE DOING A COUNCIL VARIANCE AS OPPOSED TO A BZA VARIANCE TO LEGITIMIZE THE EXISTING SEVEN FAMILY APARTMENT ALONG WITH OTHER EXISTING CONDITIONS AS WELL AS APPLY FOR THOSE VARIANCES FOR THE NEW GARAGE STRUCTURE.

EXISTING ZONING R2F

PROPOSED ZONING R2F

PARCEL NUMBER 010-022196

EXISTING 7 UNIT BUILDING

FOOTPRINT BUILDING AND PORCHES = 5038.5 SF

LOT AREA 12,390 SF OR .284 ACRES

LOT AREA TO CENTERLINE OF THE ALLEY (SIDE) IS 13275 SF

MAXIMUM GARAGE SIZE TO MAINTAIN 50% LOT COVERAGE IS 1019.5 SF

LIVING AREA IS 9126 SF $\times 1/3 = 3042$ SF MAX GARAGE SIZE

REARYARD 5652.8 SF

45% = 2543.76 MAX GARAGE SIZE BASED ON REAR YARD

50% LOT COVERAGE LIMITS SIZE OF GARAGE

PROPOSED GARAGE SIZE 1914 SF

PROPOSED LOT COVERAGE 6952.5 SF OR 52.37%

EXISTING PARKING 3 PARKING SPACES

NO CHANGE OR EXPANSION OF USE SO REQUIRED PARKING IS 3 PARKING SPACES.

PROVIDE PARKING IS 7 SPACES IN GARAGES.

PROPOSED VARIANCES

3332.18 D BASIS OF COMPUTING AREA TO ALLOW FOR A PROPOSED LOT COVERAGE OF 52.37% IN LIEU OF THE REQUIRED MAXIMUM OF 50 %

VARIANCES TO LEGITIMIZE EXISTING CONDITIONS

3332.037 A R-2F RESIDENTIAL DISTRICT TO PERMIT AN EXISTING 7 UNIT BUILDING WHEN ONE OR TWO FAMILY DWELLINGS ARE PERMITTED.

3332.14 R-2F AREA DISTRICT WHEREAS A SINGLE FAMILY SHALL BE SITUATED ON A LOT OF NO LESS THAN 6000 SF IN AREA, A ONE STORY TWO-FAMILY SHALL BE SITUATED ON A LOT OF NO LESS THAN 3600 SF , AND A TWO STORY TWO FAMILY DWELLING SHALL BE SITUATED ON A LOT OF NO LESS THAN 3000 SF/DWELLING UNIT AND THERE IS A SEVEN UNIT EXISTING BUILDING.

3332.25 A 2 MINIMUM SIDE YARD REQUIRED TO ALLOW FOR A 2.28' SIDEYARD ON THE WEST PROPERTY LINE AND 0' ON THE EAST PROPERTY LINE FOR THE EXISTING BUILDING IN LIEU OF THE REQUIRED 5'

3332.25 B 2 TOTAL OF COMBINED SIDE YARDS TO ALLOW FOR A COMBINED SIDEYARD OF 2.28' FOR THE EXISTING BUILDING IN LIEU OF THE REQUIRED 16'.

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Juliet Bullock
of (1) MAILING ADDRESS 4886 Olentangy Blvd Columbus Ohio 43214

deposes and states that they are the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS or ZONING NUMBER 427 Hanford

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(3) Thomas Harr
4900 Reed Road Suite 206
Columbus Ohio 43220

Check here if listing additional property owners on a separate page.

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Juliet Bullock
614-935-0944

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Southside Area Commission
Kathy Green; kathryngreen@gmail.com

and that the attached document (5) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property.

SIGNATURE OF AFFIANT Juliet Bullock

Sworn to before me and signed in my presence this 11 day of December, in the year 2025

[Signature]
(6) SIGNATURE OF NOTARY PUBLIC

04/11/28
My Commission Expires

Notary Seal Here



BENJAMIN SNAVELY
Notary Public, State of Ohio
My Commission Expires 04-11-28

This Affidavit expires six (6) months after date of notarization.

APPLICANT

JULIET BULLOCK ARCHITECTS
 JULIET BULLOCK
 4886 OLENTANGY BLVD.
 COLUMBUS, OH 43215

PROPERTY OWNER

HANFORD BROWNSTONES LLC
 THOMAS HARR
 4900 REED RD., STE 206
 COLUMBUS, OH 43220

AREA COMMISSION

COLUMBUS SOUTHSIDE AREA COMM.
 C/O KATHY GREEN
 458 E. WHITTIER ST.
 COLUMBUS, OH 43206

CV25-131

SURROUNDING PROPERTY OWNERS

JEFFREY KOHLER
 OR CURRENT OCCUPANT
 932 TALUS DR.
 YELLOW SPRINGS, OH 45387

ALEXANDER SCHOBER
 OR CURRENT OCCUPANT
 351 STEWART AVE.
 COLUMBUS, OH 43206

MARGARET MALANDRUCCOLO
 OR CURRENT OCCUPANT
 1125 PRINCETON DR.
 GLENDALE, CA 91205-3628

CHRISTIAN EICHLER
 OR CURRENT OCCUPANT
 422 HANFORD ST.
 COLUMBUS, OH 43206

KEVIN NOESNER TR
 OR CURRENT OCCUPANT
 3123 CRANSTON DR.
 DUBLIN, OH 43017

CHARLES STACK
 OR CURRENT OCCUPANT
 198 S. LUDLOW ST.
 COLUMBUS, OH 43215

BEACON HOME BUILDERS INC
 5724 SUTTON PLACE
 HINSDALE, IL 60521

CHRISTOPHER & JESSICA BOWMAN
 OR CURRENT OCCUPANT
 424 HANFORD ST.
 COLUMBUS, OH 43206

RANDY & LORI SMITH
 OR CURRENT OCCUPANT
 1212 FREBIS AVE.
 COLUMBUS, OH 43206

UNLIMITED REAL ESTATE SOLUTIONS
 224 WARBLER CT.
 PICKERINGTON, OH 43147

SOK COMPANY LLC
 1363 PARSONS AVE.
 COLUMBUS, OH 43206

FAYES CAR WASH LLC
 1282 S. HIGH ST.
 COLUMBUS, OH 43206

JHL PROPERTY MANAGEMENT
 5853 TWEED TRAIL
 FARMINGTON, NY 14425

COGS ULTD LLC
 4900 REED RD., STE 206
 COLUMBUS, OH 43220

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DEPARTMENT OF BUILDING
AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-131

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) Thomas Harr
of (COMPLETE ADDRESS) 4900 Reed Road Suite 206 Columbus Ohio 43220

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

<p>1. Thomas Harr 4900 Reed Road Suite 206 Columbus Ohio 43220</p>	<p>2. Andrew Karabinos 4900 Reed Road Suite 206 Columbus Ohio 43220</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 11 day of December, in the year 2025

SIGNATURE OF NOTARY PUBLIC _____

03-02-2028

Notary Seal Here

My Commission Expires



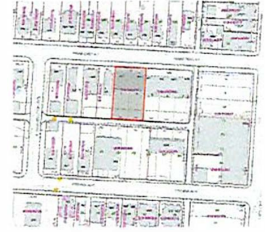
Samantha Bates
Samantha Bates
Notary Public, State of Ohio
My Commission Expires 03-02-2028

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

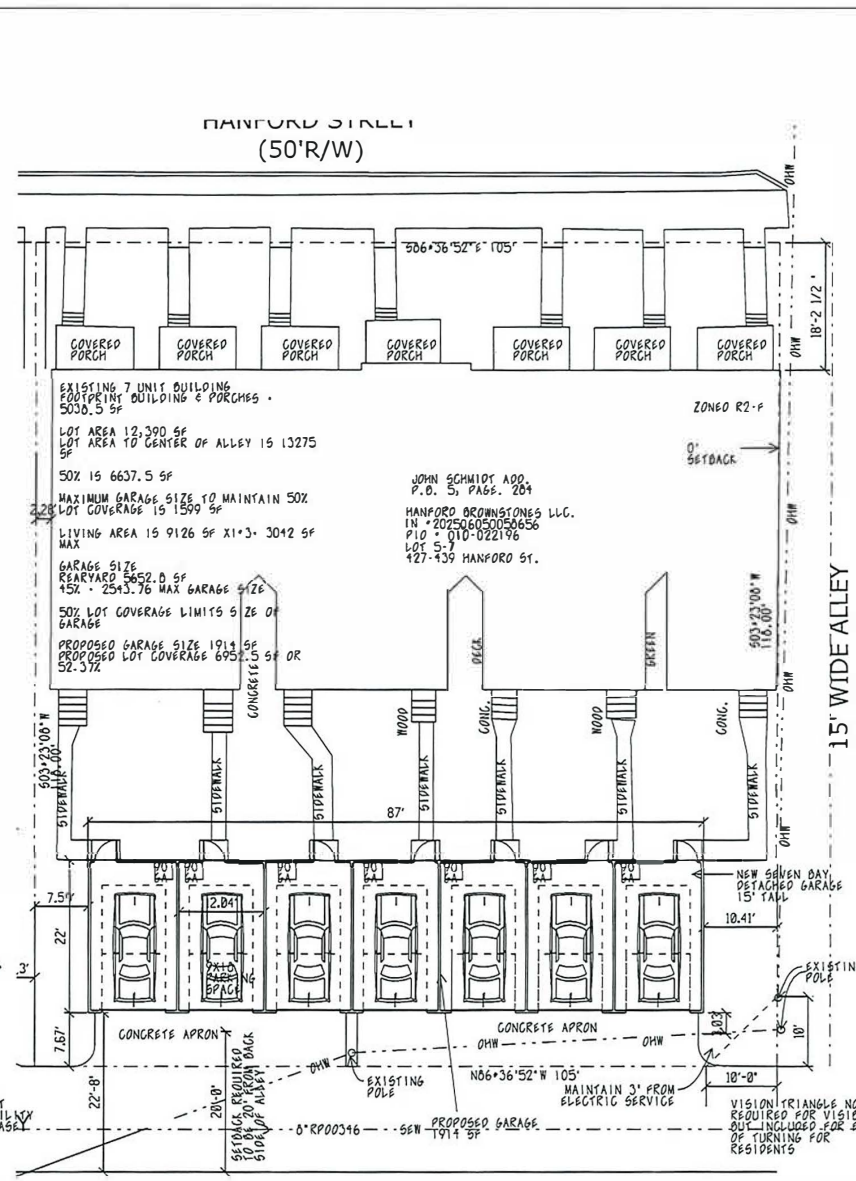
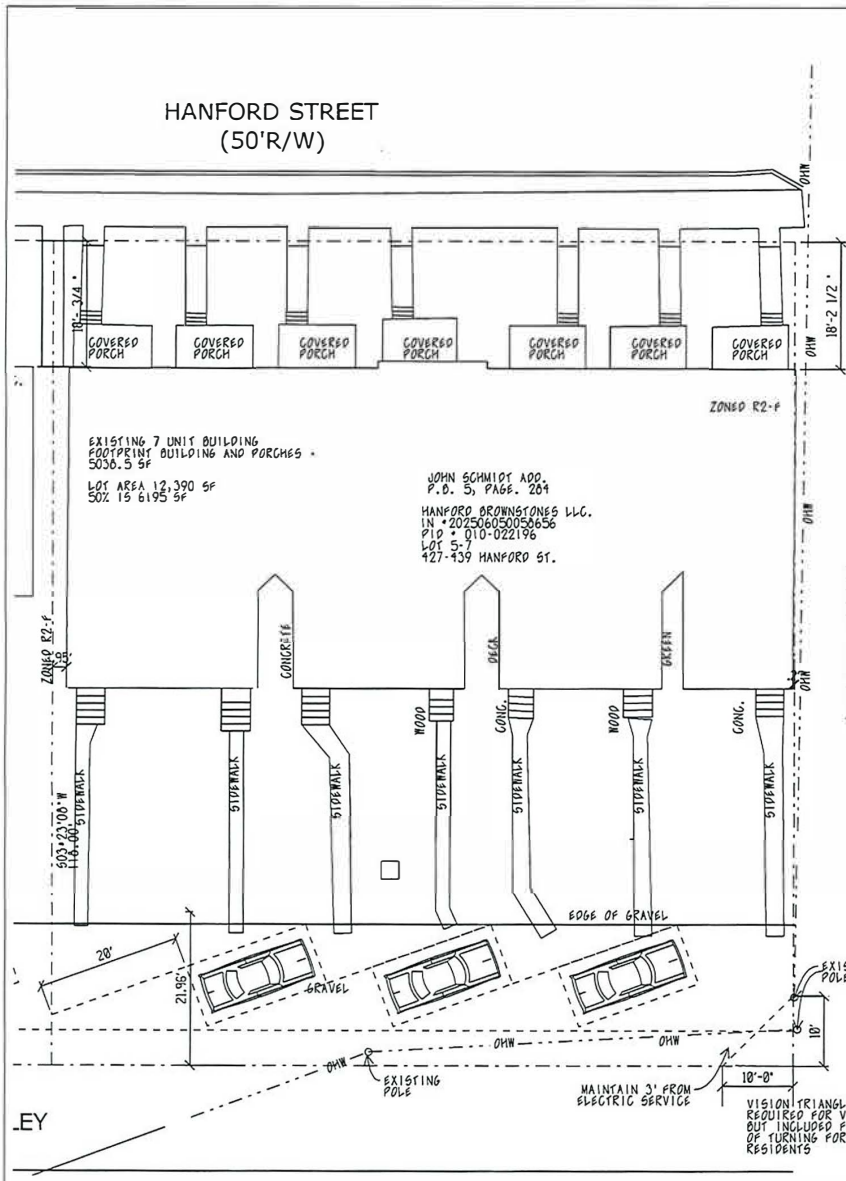
LEGAL DESCRIPTION

Being Lot Numbers 5, 6, 7 of J Schmidt's Addition, of record in Plat Book 5, page 284, in Franklin County, Ohio recorder's office Parcel number 010-022196 and .29 acres.

BUILDING CODE INFORMATION PROJECT DESCRIPTION
 *NON-RESIDENTIAL GARAGE TYPED
 THE CITY OF COLUMBUS OFFICES IS REVIEWED
 CONFORMING TO THE CITY OF COLUMBUS ORDINANCES



VICINITY PLAN
NOT TO SCALE



SITE COMPLIANCE
12/25

PERMIT
12/1/25

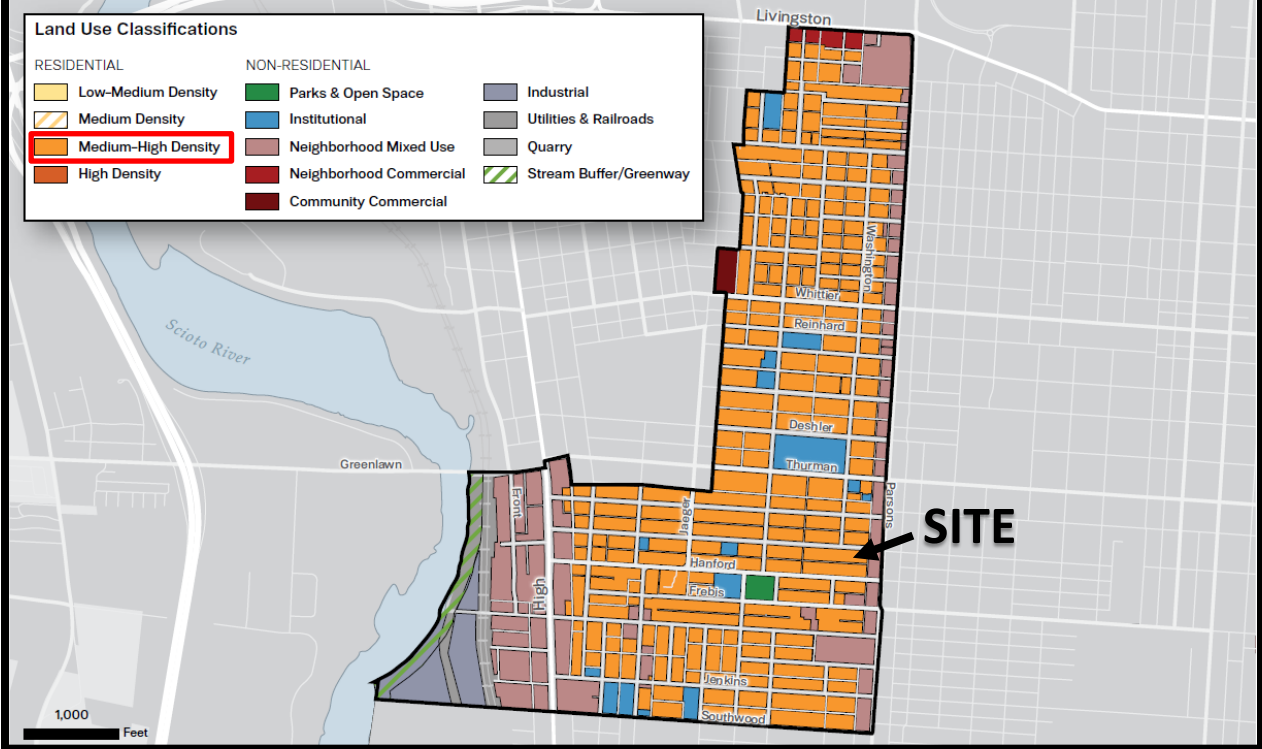
417-425 HANFORD
COLUMBUS OHIO

SHEET 1



CV25-131
 427 Hanford St.
 Approximately 0.29 acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



CV25-131
427 Hanford St.
Approximately 0.29 acres

