

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: CV25-065

Date Received: 07/22/25

Application Accepted by: TD

Fee: \$700

Assigned Planner: Joe Rose; jmrose@columbus.gov; 614-645-3526;

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 1559 Orson Drive

Zip: 43207

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: 010-133450

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

Current Zoning District(s): 774 Residential R2

Acreage: .19

Neighborhood Group: Far South Columbus Area Commision

Proposed Use or reason for request: Proposed to convert the existing 2 car detached garage into A1 car garage with an ADU unit adding a second floor for bedrooms.

(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: Gary K. Dunn

Phone Number: 614 496-0589

Ext.: _____

Address: 3060 Abbey Knoll Drive

City/State: Lewis Center, OH

Zip: 43035

Email Address: gdunnchbc@gmail.com

PROPERTY OWNER(S): ☐ Check here if listing additional property owners on a separate page

Name: Akwasi Boakye

Phone Number: 614 598-0323

Ext.: _____

Address: 1559 Orson Dr.

City/State: Columbus, OH

Zip: 43207

Email Address: akwasiandmillie@gmail.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.

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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

By utilizing the space of the garage to provide for additional living space for another family we're maximizing the potential for the property.

2. Whether the variance is substantial.

☐ Yes ☒ No

The structure is not increasing lot coverage and due to the depth of the property it is not impacting the neighbors in any fashion therefore the variance is not substantial

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

Providing a housing opportunity for a lower income family is definitely in keeping with the character of the neighborhood and will not create any detrimental effect.

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
☐ Yes ☒ No

Given the fact that the lot coverage hasn't changed there is no apparent impact on governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
☒ Yes ☐ No

While it is true that the property was purchased with the knowledge that the garage was not a living space the need for additional housing opportunities creates the need and the value of such a change.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
☐ Yes ☒ No

There is no other option to provide for an additional living unit other than that sought with this variance request.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
☒ Yes ☐ No

In keeping with an overall emphasis on providing housing opportunities for lower income families the granting of this variance would certainly be acknowledged with the granting of this variance.

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):

Section 3332.033, Requesting a variance to allow an Accessory Dwelling Unit (ADU) to be created on the Site.

Section 3332.12, requiring a minimum of 5000 square feet per living unit. The current property is 8177 square feet and will require a variance of 1,823 square feet.

Section 3332.27, requiring a minimum of 25% rear yard for the main house, requesting a variance to allow a total of 1,719 SF or 21% Coverage a reduction of 325 Square Feet.

Section 3332.27, requiring a minimum of 25% rear yard for the ADU, requesting a variance to allow a total of 960 SF or 12% Coverage a reduction of 1,084 Square Feet.

Sections 3312.25 and 3312.29, While pursuant to the site plan we can provide the required 4 parking spaces we requesting a variance to a

Signature of Applicant



Date

7/22/2025

1559 Orson Dr. Required Variances

Section 3332.033, Requesting a variance to allow an Accessory Dwelling Unit (ADU) to be created on the Site.

Section 3332.12, requiring a minimum of 5000 square feet per living unit. The current property is 8177 square feet and will require a variance of 1,823 square feet.

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Section 3332.27, requiring a minimum of 25% rear yard for the ADU, requesting a variance to allow a total of 960 SF or 12% Coverage a reduction of 1,084 Square Feet.

Sections 3312.25 and 3312.29, While pursuant to the site plan we can provide the required 4 parking spaces we requesting a variance to allow for stacking of 4 vehicles deep, including the vehicle space in the garage area.

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Gary K. Dunn

of (1) MAILING ADDRESS 3060 Abbey Knoll Dr. Lewis Center, OH 43035

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 1559 Orson Drive

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

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

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

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(3) Akwasi Boakye

1559 Orson Dr.

Columbus, OH 43207

Gary K. Dunn

614 496-0589

(4) Far South Columbus Area Commision

~~Michael Walker~~ Norwood "Buzz" Thomas

~~mwalker@yahoo.com~~ buzzthomas2014@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

Sworn to before me and signed in my presence this 21st day of July, in the year 2025

Rebecca Cole
(6) SIGNATURE OF NOTARY PUBLIC

February 8, 2028
My Commission Expires

Notary Seal Here



REBECCA COLE
Notary Public
State of Ohio
My Comm. Expires
February 8, 2028

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

APPLICANT	GARY DUNN 9325 WHITE OAK LANE WESTERVILLE, OH 43082	PROPERTY OWNER
AGENT	N/A	AKWASI BOAYKE 1559 ORSON DRIVE COLUMBUS, OH 43207
NEIGHBORHOOD GROUP	FAR SOUTH COLUMBUS AREA COMMISSION C/O NORWOOD THOMAS 168 LANDERS AVE COLUMBUS, OH 43207	FAR SOUTH COLUMBUS AREA COMMISSION C/O DOUGLAS SHREVE 1100 OBETZ RD COLUMBUS, OH 43207
SURROUNDING PROPERTY OWNERS	SYLVESTER POPE 3299 E. SOUTHFIELD DR COLUMBUS, OH 43207	DAVID A. GRANT 1553 ORSON DR COLUMBUS, OH 43207
TONYA R. LASSITER 1528 VENICE RD COLUMBUS, OH 43207	REF EQUITY LLC 967 A SOUTH HIGH ST COLUMBUS, OH 43206	EQUITY TRUST CO P.O. BOX 2962 WESTERVILLE, OH 43086
AISHA PROPERTIES LLC 4382 ARCHWAY CT GROVE CITY, OH 43123	MICHAEL A. JONES 1564 ORSON DR COLUMBUS, OH 43207	MARINA HART 1534 VENICE DR COLUMBUS, OH 43207
DELISA A. WATKINS 1542 VENICE DR COLUMBUS, OH 43207	CHRISTINE BANNERMAN 1548 VENICE DR COLUMBUS, OH 43207	JEFFERY A. LANE 1554 VENICE DR COLUMBUS, OH 43207
AL BORDELON 3958 FAIRLINGTON DR UPPER ARLINGTON, OH 43220	MARCIA HERNANDEZ 1550 ORSON DR COLUMBUS, OH 43207	ARCHIE DOUGLAS 2966 WHITE BARK PLACE COLUMBUS, OH 43221
CV25-065	MARY JOHNSON 3278 SOUTHFIELD DR E COLUMBUS, OH 43207	WILLIAM G HOPKINS II PO BO 821 LA JOLLA, CA 92038
ROBERT REYNOLDS JR 3292 SOUTHFIELD DR E COLUMBUS, OH 43207	ACOSTA APONTE KELVINS 3300 SOUTHFEILD DR E COLUMBUS, OH 43207	

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DEPARTMENT OF BUILDING
AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-065

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) Gary K. Dunn
of (COMPLETE ADDRESS) 3060 Abbey Knoll Dr. Lewis Center, OH 43035
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. Akwasi Boayke 1559 Orson Dr. Columbus, OH 43207	2.
3.	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 21st day of July, in the year 2025

Rebecca Cole
SIGNATURE OF NOTARY PUBLIC

February 8, 2028
My Commission Expires

Notary Seal Here



REBECCA COLE
Notary Public
State of Ohio
My Comm. Expires
February 8, 2028

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

Situated in the City of Columbus, County of Franklin and State of Ohio:

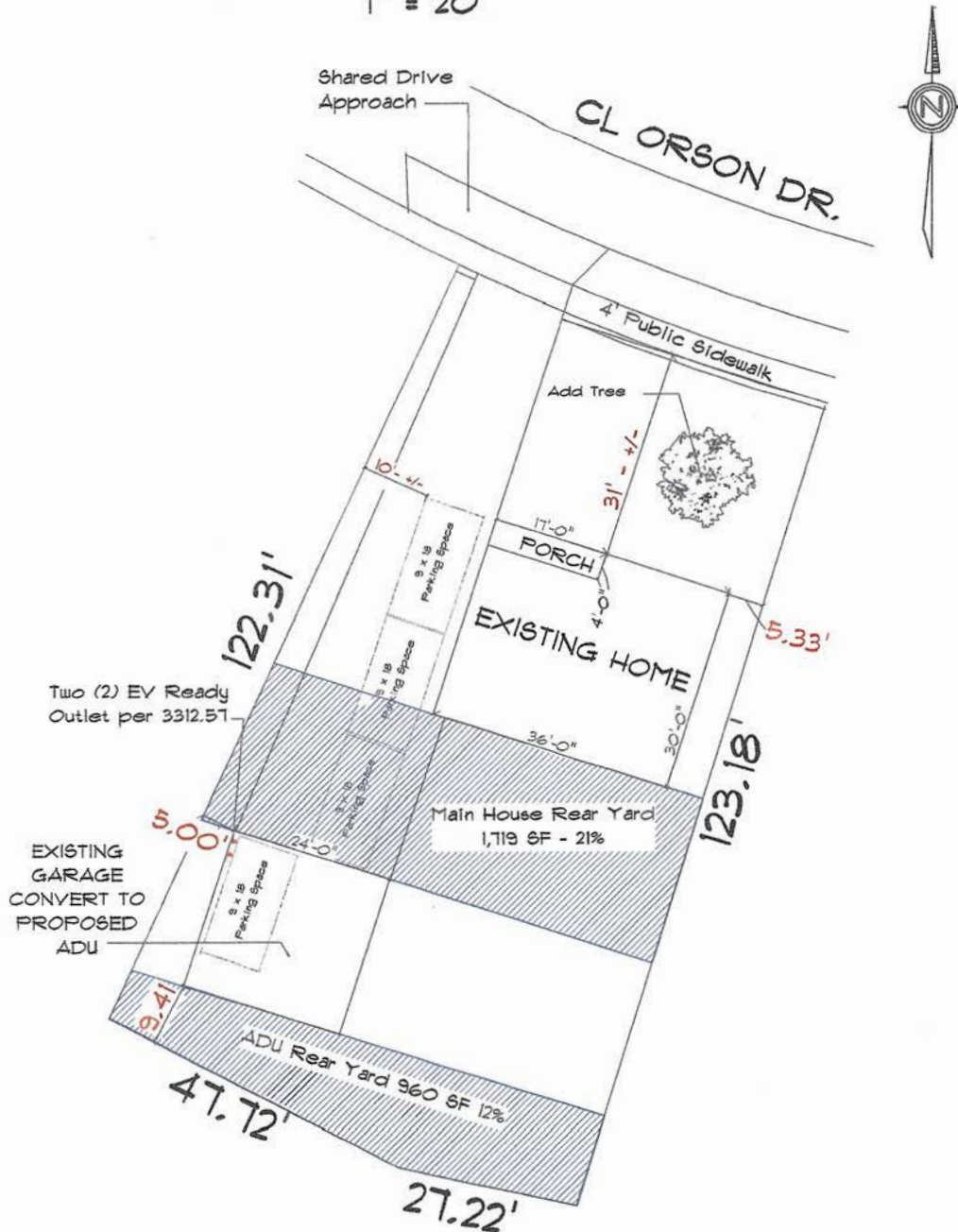
Being Lot Number Three Hundred Forty-Nine (349) of SOUTHFIELD THIRD ADDITIOIN, as the same is numbered and delineated upon the recorded plat thereof, of record, in Plat Book 34, Pages 50 and 51, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-133450

Address: 1559 Orson Drive, Columbus, OH 43207

1559 Orson Dr. Parcel # 010-133452-00

1" = 20'



Item	Required	Provided	Variance Req.
Existing Home Living Area	1364	1364	None
Proposed New 2 Story ADU Living Area	120	875	None
Lot Size	10,000 SF	8,177 SF	Reduce 1,823 SF
Current Building Lot Coverage	Max. 50%	18.5%	None
Proposed Building Lot Coverage	Max. 50%	18.5%	None
Maximum Side Yard - ADU	Total 16'	45'-10"	None
Minimum Side Yard	5'	5'	None
Rear Yard - Main House	25% - 2,044 SF	21% - 1,719 SF	Variance of 325 SF
Rear Yard - ADU	25% - 2,044 SF	12% - 960 SF	Variance of 1,084 SF
Parking	4	4	Variance for Parking & Manuevering



3'-0" x 3'-0"

2'-8"

3'-11"

2'-4"

14" FLOOR TRUSSES

2) 2 x 10

2) 1-3/4" x 4" x 11'-7/8" LVL

9'-0" x 4'-0"

8'-0"

3

10

FLOOR SYSTEM

A detailed technical drawing of a roof framing system. The drawing shows a rectangular footprint with a central ridge beam labeled "Eggs". Rafters are shown running from the ridge to the eaves. Dimensions include overall width of 18' O.H., overall depth of 12' O.H., and rafter spacing of 16" O.C. A small section at the bottom left is dimensioned as 12' O.H. x 10' O.W.

ROOF FRAMING

Floor plan of a two-bedroom apartment. The overall dimensions are 24'-0" wide by 19'-10" deep. The layout includes:

- Bedroom #1:** 11'-4" x 13'-3". Features a bay window with a 3'-0" x 2'-0" area and a 3'-0" x 2'-0" area.
- Bedroom #2:** 11'-4 1/2" x 13'-3". Features a bay window with a 3'-0" x 2'-0" area and a 3'-0" x 2'-0" area.
- Bathroom:** 5'-0" x 7'-0". Includes a toilet, sink, and shower area.
- Living Area:** 11'-4" x 11'-4 1/2". Includes a fireplace and a bay window.
- Kitchen:** 11'-4" x 11'-4 1/2". Includes a sink, stove, and a 3'-0" x 2'-0" area.
- Storage:** 3'-0" x 2'-0".
- Linens:** 3'-0" x 2'-0".
- Entry:** 3'-0" x 2'-0".
- Exit:** 3'-0" x 2'-0".

Dimensions are provided in feet and inches. The plan also shows various window and door openings, including a bay window in the living area and a bay window in the kitchen.

2ND FLOOR

This floor plan shows a 1-car garage with a kitchen and bathroom. The kitchen is 2'-6" x 3'-0" and contains a sink, stove, and refrigerator. The bathroom is 5'-0" x 5'-0" and contains a toilet, sink, and shower. The garage area is 8'-0" x 3'-0" and contains a car lift. The plan includes dimensions, room labels, and notes on common walls and ceiling.

2'-6" x 3'-0"

KITCHEN

5'-0" x 5'-0"

1 CAR GARAGE

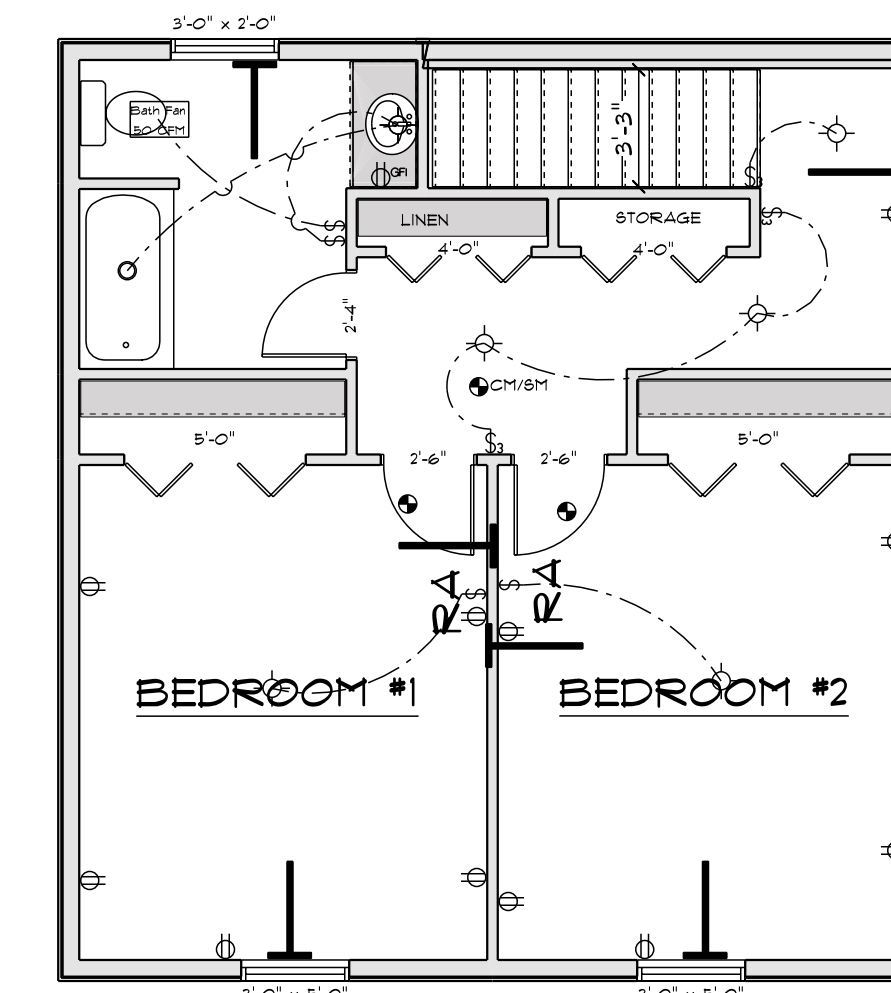
All common walls and ceiling to be 5/8" Type-X Drywall

8'-0" x 3'-0"

Electric Waterheater

Electric Furnace

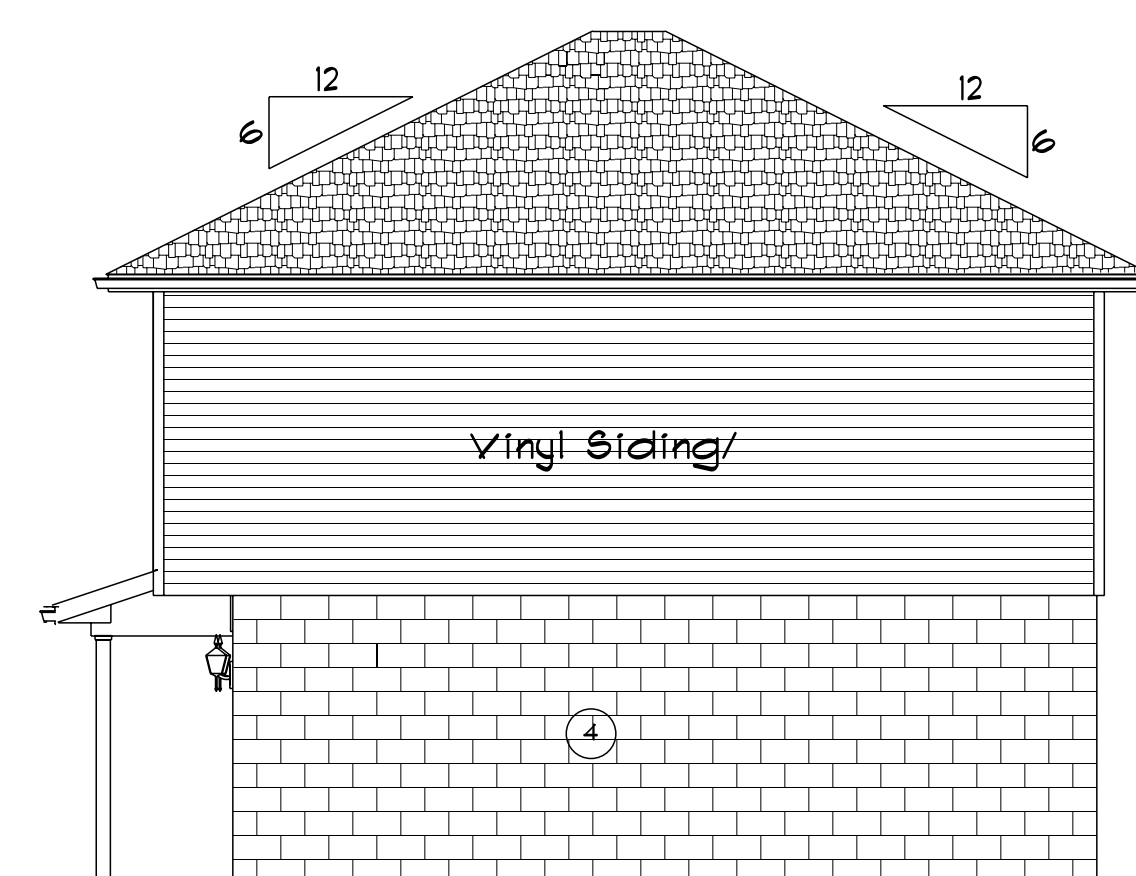
1ST FLOOR
MECH/ELECT



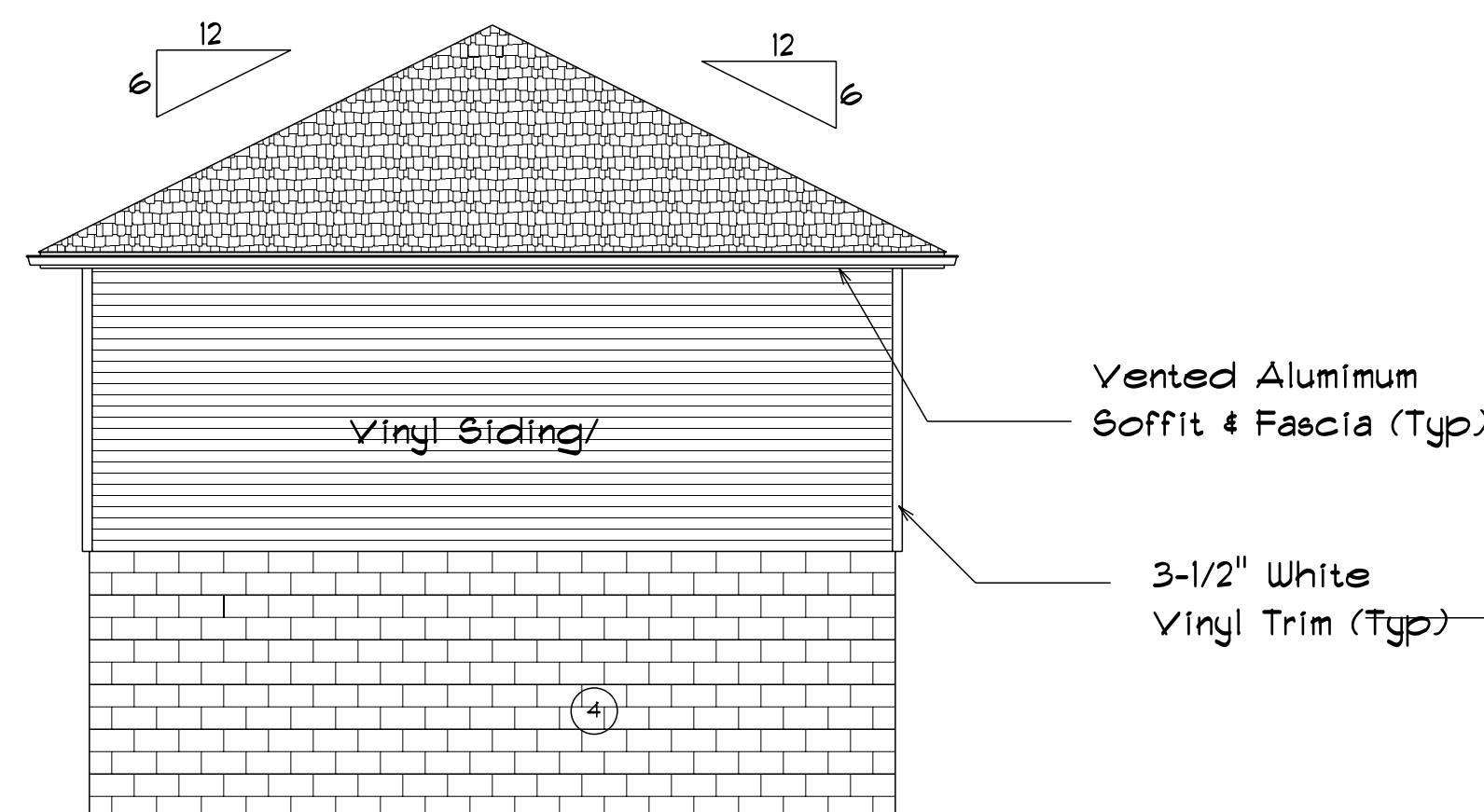
2ND FLOOR
MECH/ELECT

The drawing shows a two-story house with a gabled roof. The roof is covered in shingles and has a 12/6 pitch, indicated by triangles with '12' on the vertical side and '6' on the horizontal side. The main body of the house is finished with 'Vinyl Siding'. There are two windows on the second floor, each with a white frame and dark shutters. A small arrow points upwards from the center of each window. The first floor features a brick foundation and a brick chimney on the left side. A small porch with a gabled roof is located on the left side of the first floor. The garage floor is shown at the bottom right, with a 12/6 pitch roof. The overall height of the house is 8'-10" and the width is 14'-0".

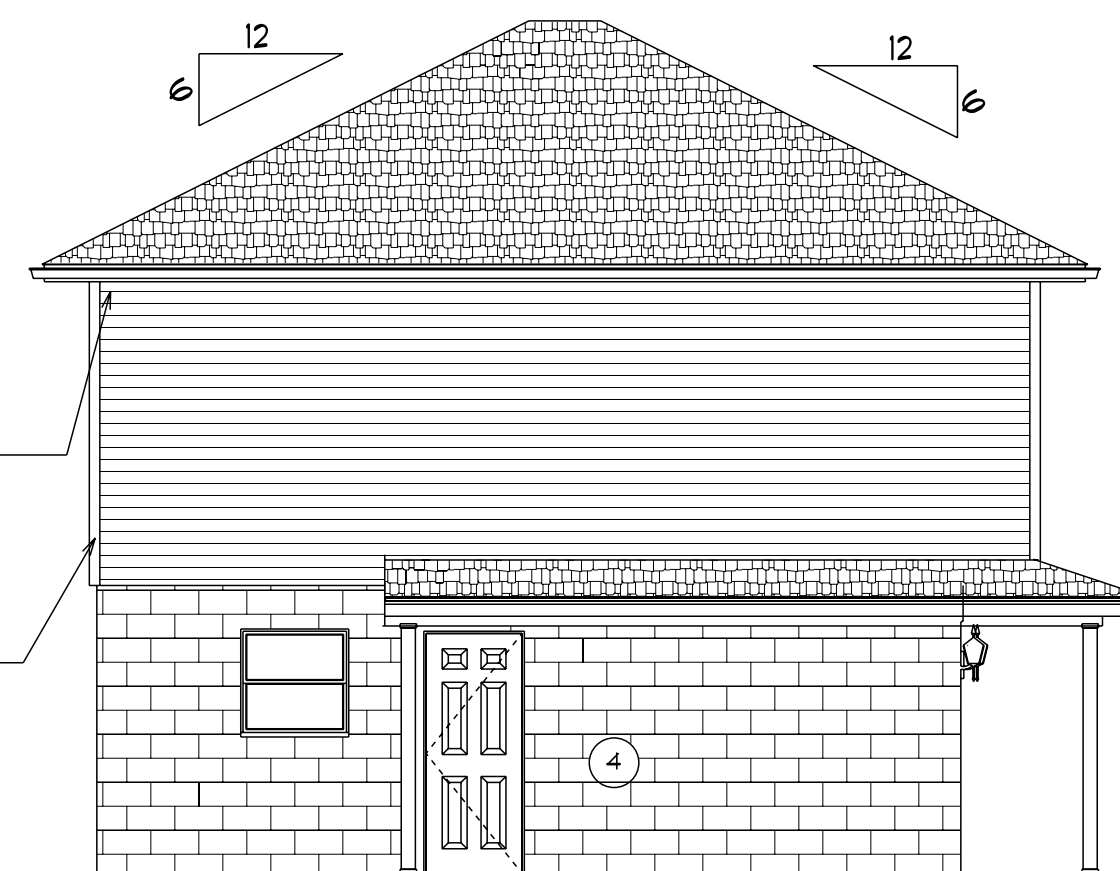
FRONT



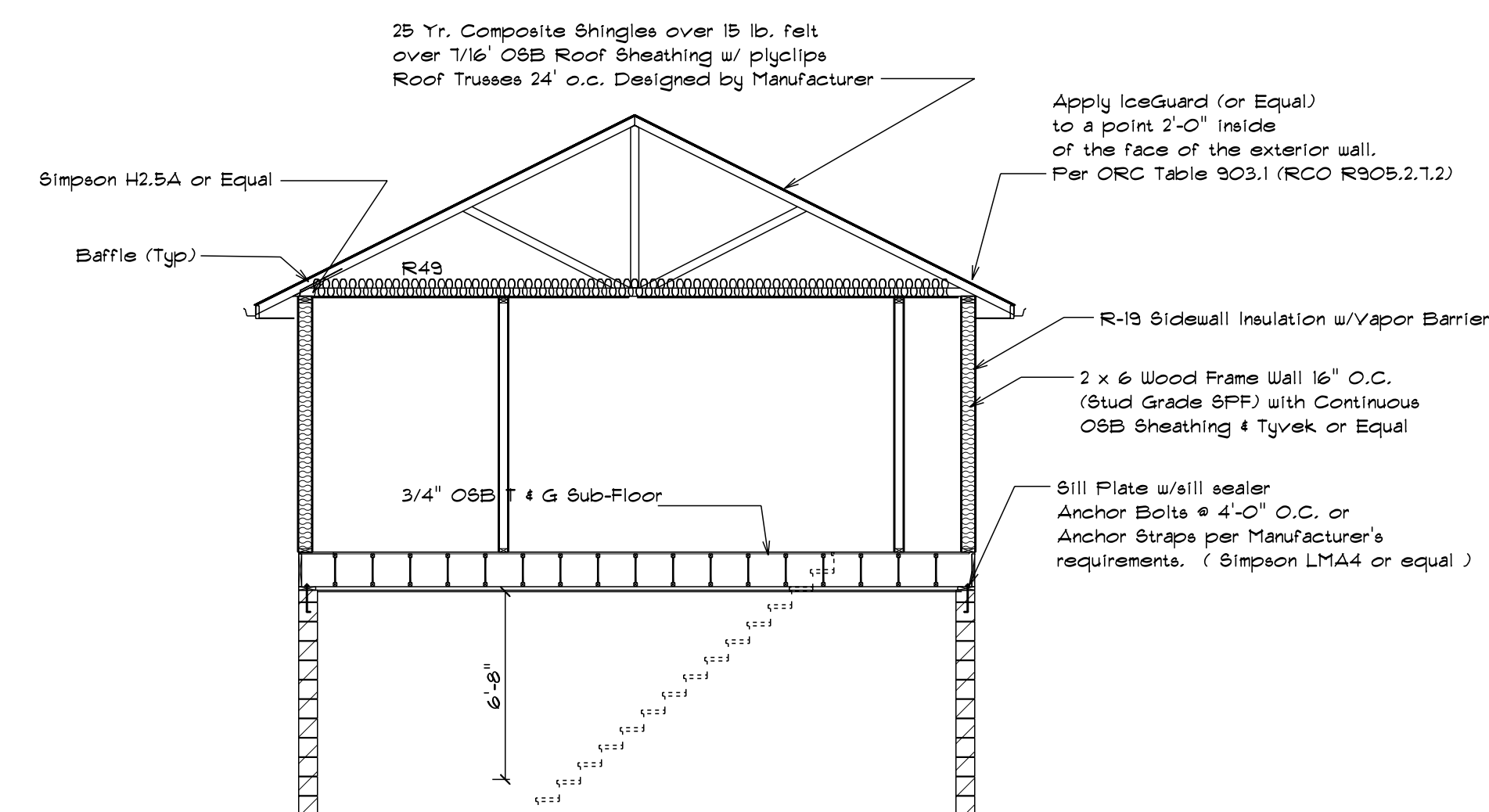
RIGHT



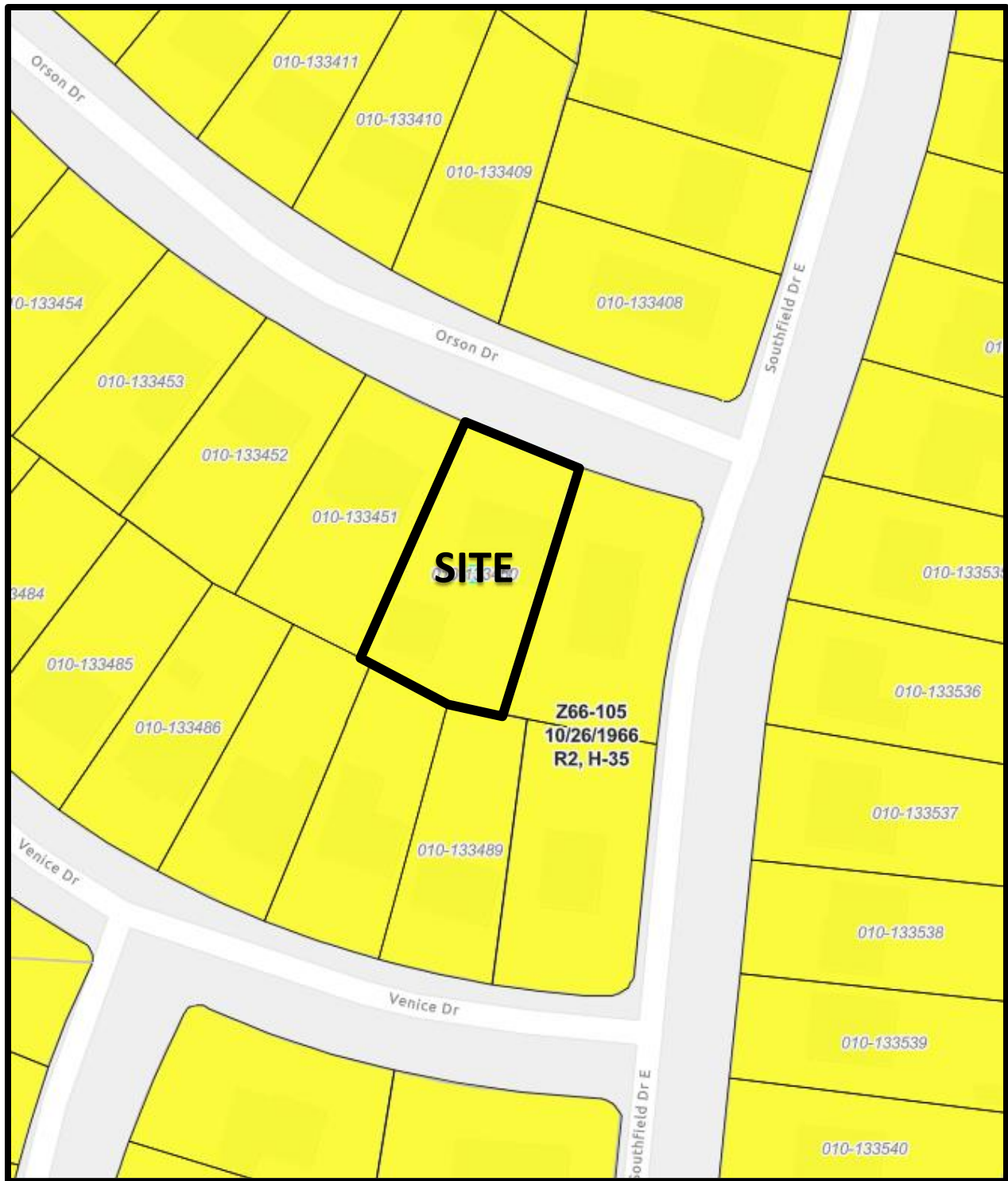
REAR



LEFT

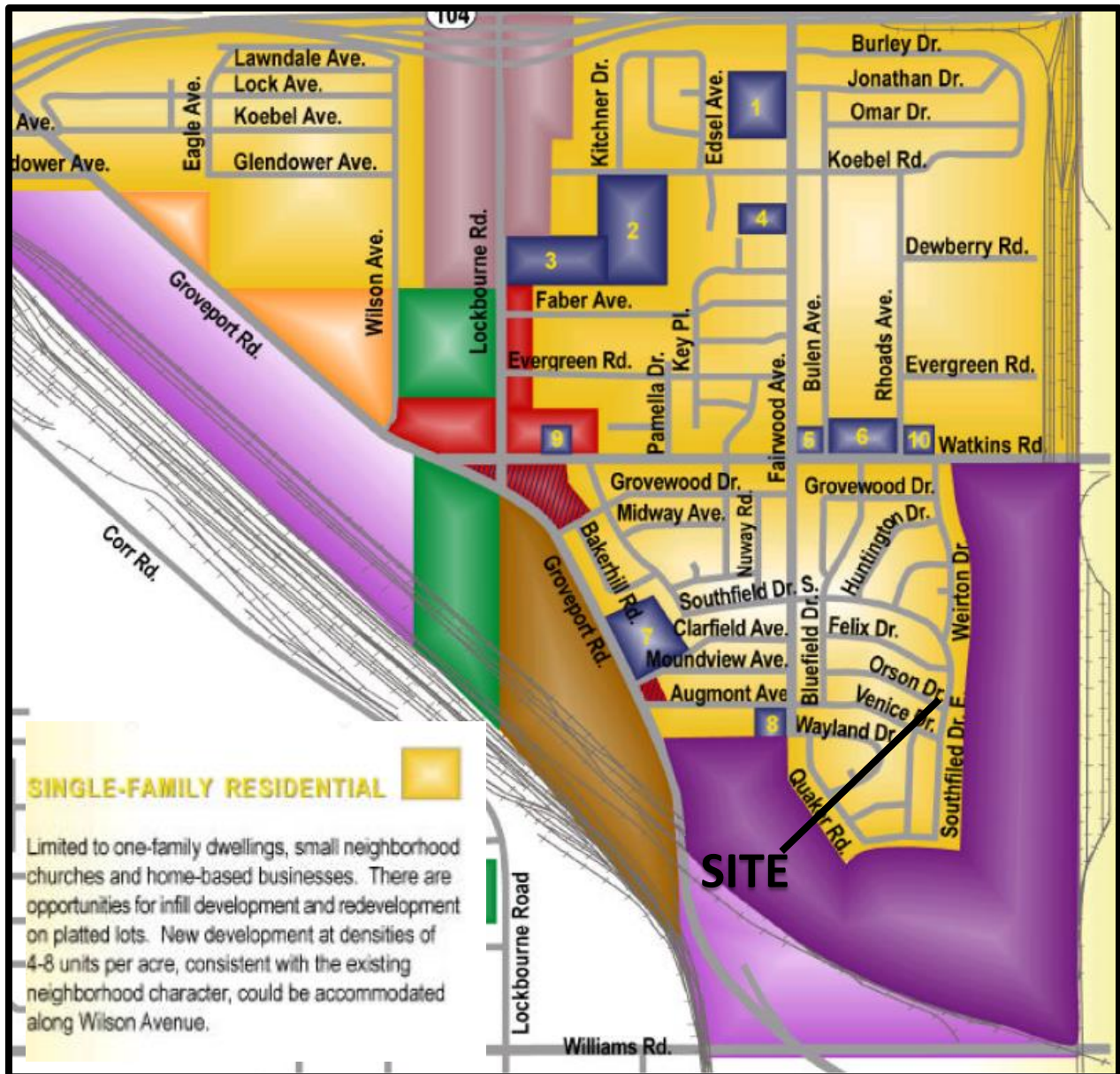


SECTION



CV25-065
1559 Orson Dr.
Approximately 0.19 acres

Tri-South Neighborhood Plan (2003)



CV25-065
1559 Orson Dr.
Approximately 0.19 acres



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Approximately 0.19 acres