

Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: BZA25-099 Date Received: 8/12/2025
Assigned Planner: Steven Smedley Fee: \$350
Contact Information: SFSmedley@Columbus.gov
Comments: September 4th, 2025 Staff Review

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Project Description:

Applicant is requesting certain area variances to legitimize the construction of a carport and personal garage.

LOCATION ☐ Check here if listing additional parcel numbers on separate page

Certified Address: 3100 Lewis Road City: Columbus Zip: 43207

Parcel Number(s): 010-143137-00

Neighborhood Group: Far South Area Commission Current Zoning: R-2

APPLICANT (If different from Owner):

Applicant Name: Gregory Blackburn c/o Craig Moncrief Phone: 614-947-8600 Ext: _____

Address: 411 East Town Street, Floor 2 City/State: Columbus, Ohio Zip: 43215

Email Address: cjm@planklaw.com Fax Number: 614-228-1790

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

Name: Gregory and Leanna Blackburn Phone: 614-947-8600 Ext: _____

Address: 3100 Lewis Road City/State: Columbus, Ohio Zip: 43207

Email Address: blackburnsracing@gmail.com Fax Number: 614-228-1790

AGENT (Check one if applicable) ☒ Attorney ☐ Agent ☐ Licensed Architect or Engineer ☐ Landscape Architect

Name: Plank Law Firm, LPA c/o Craig Moncrief Phone: 614-947-8600 Ext: _____

Address: 411 East Town Street, Floor 2 City/State: Columbus, Ohio Zip: 43215

Email Address: cjm@planklaw.com; ztw@planklaw.com Fax Number: 614-228-1790

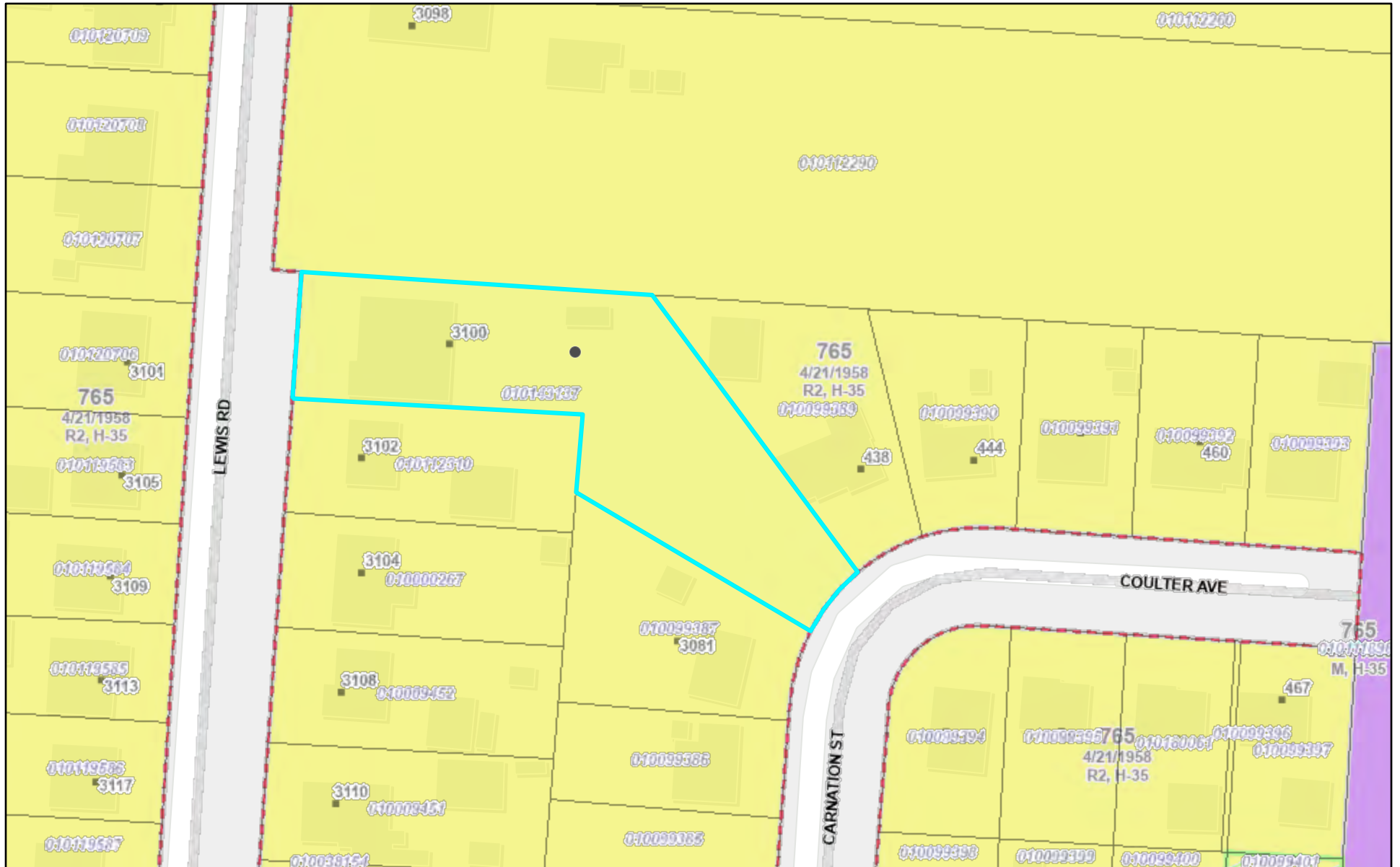
SIGNATURES

APPLICANT SIGNATURE [Signature] If App. Authorized

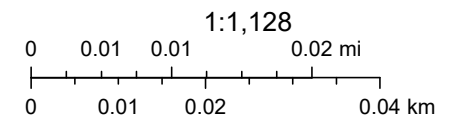
PROPERTY OWNER SIGNATURE [Signature] If Prop. Authorized

AGENT SIGNATURE [Signature]

3100 Lewis Road



8/12/2025, 3:37:10 PM

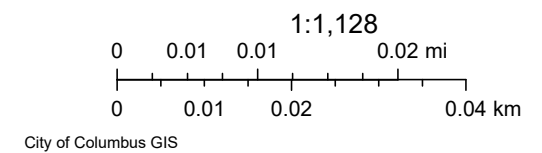


City of Columbus GIS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

3100 Lewis Road



8/12/2025, 3:37:48 PM



Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT IN SUPPORT OF VARIANCE(S)

3307.09 Variances by Board.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE 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.

A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). The board shall take into account all of the following facts and conditions when considering variances. Please answer in detail the following and check either Y or N.

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

See Exhibit A

2. Whether the variance is substantial.

☐ Yes ☒ No

See Exhibit A

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

See Exhibit A

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

☐ Yes ☒ No

See Exhibit A

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

☐ Yes ☒ No

See Exhibit A

Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

☐ Yes ☒ No

See Exhibit A

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

☒ Yes ☐ No

See Exhibit A

B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.

C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by C.C. 3307.09(A), in the following ways (use separate page if needed or desired):

See Exhibit A

Signature of Applicant:

[Signature], Attorney

Date:

8/6/25

Exhibit A
Variance Application – 3100 Lewis Road, Columbus, Ohio 43207

Background

Applicant owns the property located at 3100 Lewis Road, Columbus, Ohio 43207, known as Franklin County Auditor Tax Parcel Id. No. 010-143137-00 (the “Property”). The Property is zoned R-2, Residential, and improved with a single-family dwelling. The Property is a combination of two former residential lots with access to both Lewis Road and Carnation Street.

Applicant desires to legitimize the construction of a carport and detached garage on the Property. Applicant began constructing the detached garage on the former single-family lot with access to Carnation Street prior to a building code violation. The proposed variances are small in nature and will not alter the character of the surrounding residential area or increase density. The Property will continue to function as one (1) single-family residential lot.

Area Variances Requested

1. Section 3332.26(B) of the Columbus Zoning Code, Title 33 (the “Zoning Code”) requires the minimum side yard to be 5 feet within an R-2 district. Applicant requests a variance to permit the previously existing dwelling to be legitimized at a distance of 3 feet 2 inches between the dwelling and the southern lot line. Applicant additionally requests a variance to allow the carport to be located 3 feet from the northern property line.
2. Section 3332.25 of the Columbus Zoning Code, Title 33, (the “Zoning Code”) requires that the sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot, provided that not more than 16 feet need to be devoted in the R-2 district. The Property is required to have a total of 13.2 feet of total side yard based on its lot width. Applicant requests a variance to allow for a side yard sum of 6 feet and 2 inches.
3. Zoning Code Section 3332.38(F) requires that no portion of the lot area devoted to a private garage or a carport shall exceed the greater of: (a) 720 square feet; or (b) one-third of the minimum net floor area for living quarters of the principle residence. Zoning Code Section 3332.12 requires a minimum net floor area for living quarters of 720 square feet within a R-2 district. Applicant requests a variance from a requirement of 720 square feet to permit 2065 square feet (1,200 square foot detached garage, a 312 square foot attached garage, and a 553 square foot carport).
4. Zoning Code Section 3332.38(G) requires carport or detached private garage height to not exceed 15 feet in height. Applicant requests a variance to permit a garage with a roof ridge height of 17 feet (with an average roof height of 14 feet 6 inches).

Practical Difficulties Standard

1. Whether the property will yield reasonable return or whether there can be any beneficial use of the property without the variances.

The requested variances for the carport and garage are reasonable. The Property is comprised of two formerly separate lots, resulting in a combined lot size that exceeds that of neighboring parcels. This larger lot size provides ample space for the proposed improvements without overcrowding or disrupting the surrounding area.

The carport and garage are intended to enclose and protect the Applicant's personal vehicles, which will reduce visual clutter and provide additional screening for adjacent residences. Notably, a personal garage is a less intense use than a residential dwelling, which otherwise would have been permitted on the former Carnation Street lot. Additionally, the proposed carport will simply improve the aesthetic and safety of the Property.

2. Whether the variances are substantial.

The variance requests are not substantial and constitute minor deviations from the applicable zoning requirements. Applicant has effectively converted a single-family residential lot into a private garage area that is less intense and smaller in scope than the surrounding properties would expect on a residential lot. The new detached garage will be uniquely located in the center of the Property and will have significant setbacks from all property lines. The setback for the car port matches the existing dwelling setback from the southern property line and will be approximately 80 feet from any structure on the adjacent property to the north. The southern setback has been a long standing condition of the Property.

The requested roof height variance is minimal. The average roof height of the proposed structure is 14 feet 6 inches, and only the peak slightly exceeds the permitted height, rendering the deviation insignificant in both scale and impact. The height variance request is minimized by the unique location of the garage in the center of the Property.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variances.

The requested variances will not substantially alter the character of the neighborhood nor result in a detriment to adjoining properties. Given the increased lot size resulting from the combination of two former parcels, the Applicant has adequate space to construct a garage that is larger than those found on neighboring lots without overcrowding or impacting adjacent uses. The garage is a less intense use than adjoining properties would expect since a dwelling would have been a permitted use. Additionally, the height of the garage is less intense than if a dwelling was constructed.

The side yard variance associated with the existing dwelling reflects a long-standing condition of the Property, and granting the variance would serve to formalize and legitimize the existing

nonconformity. Other nearby garages and dwellings are situated in close proximity to property lines, so the setbacks are not an unexpected occurrence within the neighborhood. The carport will not impact the Property to the north due to the unique layout of the northern property.

4. Whether variances would adversely affect delivery of governmental services.

The variance requests will not adversely affect the delivery of governmental services.

5. Whether the property owner purchased the property without knowledge of zoning restrictions.

Applicant purchased the Property understanding that it was residentially zoned. Applicant also understood that a garage would be a less intense use than constructing another dwelling on the Property. Additionally, the garage is not commercial and is an accessory structure to the residential dwelling. Applicant understood that other garages are located near property lines within this area when constructing the carport.

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

Without the variances, Applicant will be forced into an expensive demolition process that will disturb the neighborhood to a greater degree than the variances. Applicant will also be forced to remove a less intense structure than what he was permitted to build prior to combining the lots. Applicant is additionally seeking to legitimize the placement of the dwelling. The house has always existed approximately 3 feet from the southern property line.

7. Whether the spirit and intent behind the zoning requirements will be observed and substantial justice done by granting the variances.

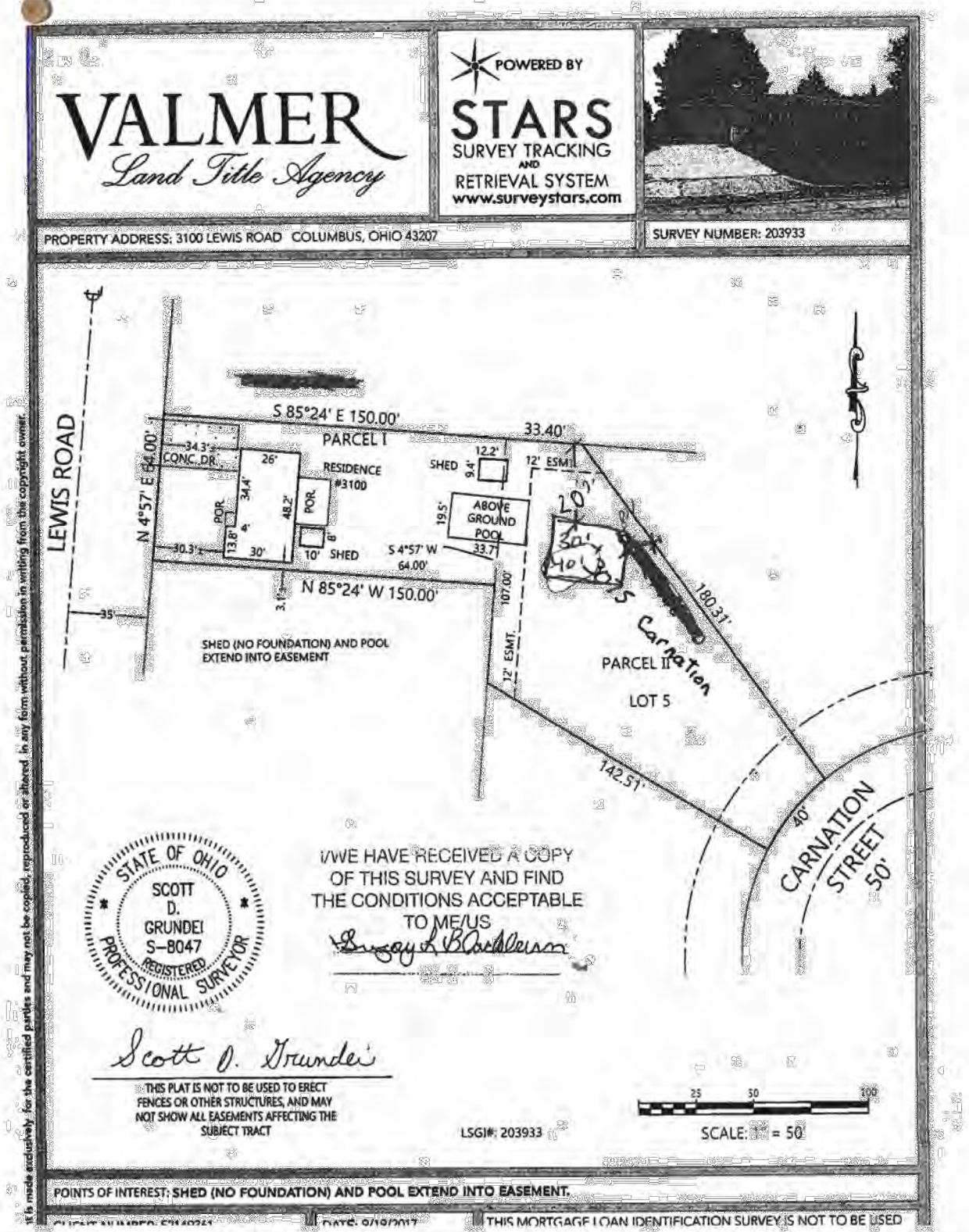
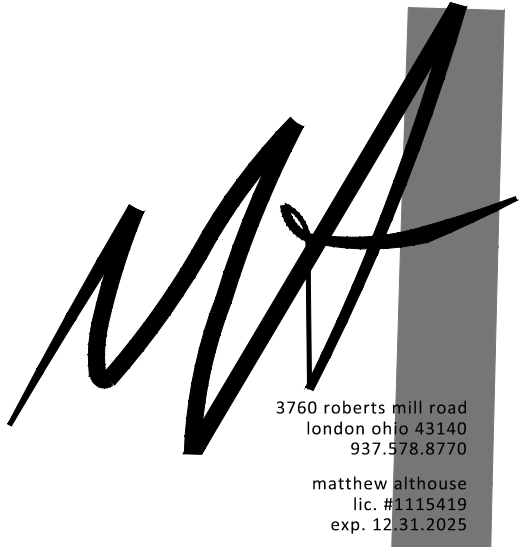
The variance requests meet the spirit and intent of the zoning requirements. A personal garage is a less intense use than what would have been permitted on the lot. The lot will retain its residential use as the garage is an accessory structure to the dwelling. The garage will allow the Applicant to store personal vehicles inside which will limit any disturbance that the neighborhood could otherwise have if the vehicles were stored outside.

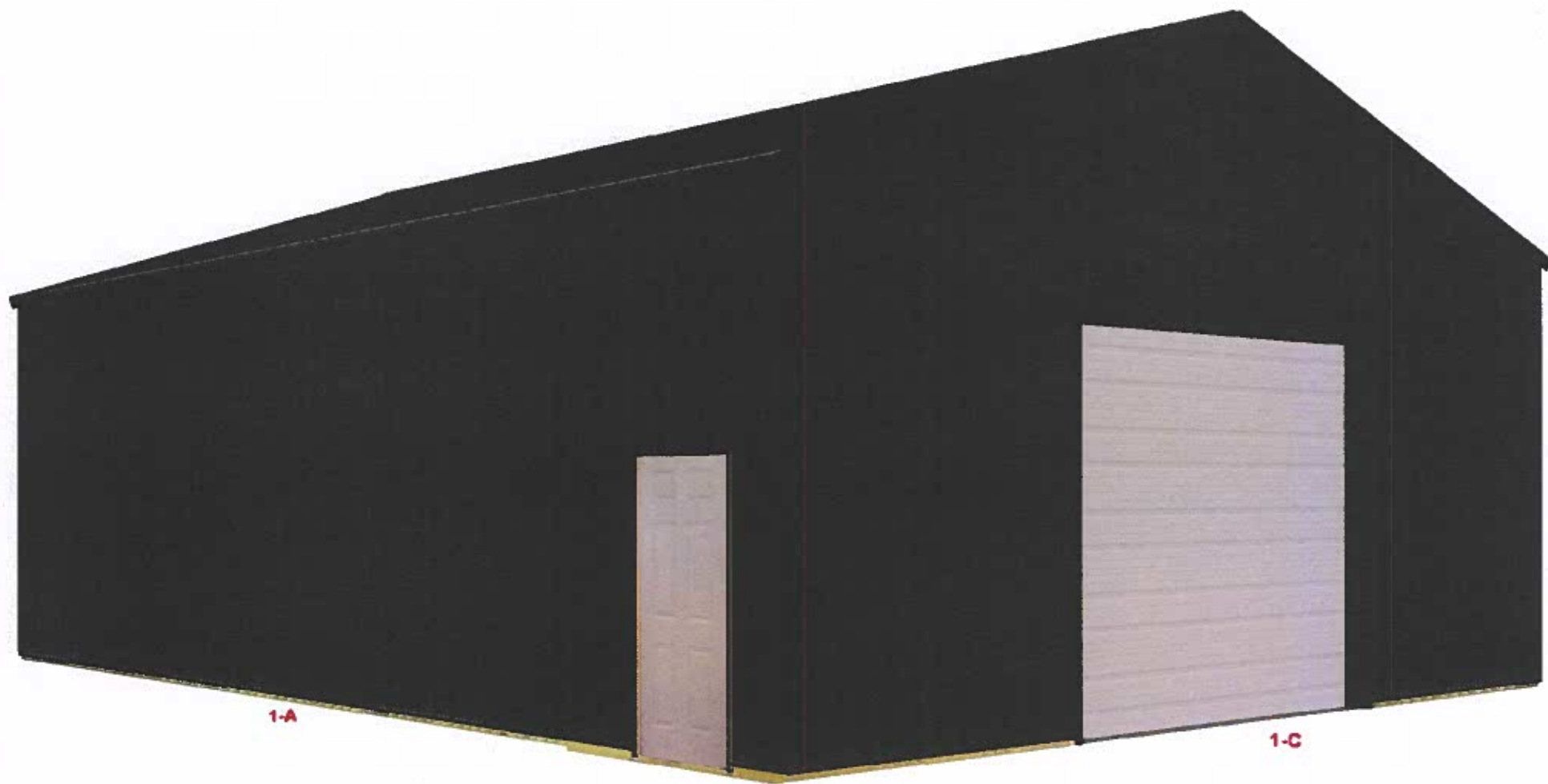
$$1/16'' = 1'-0''$$

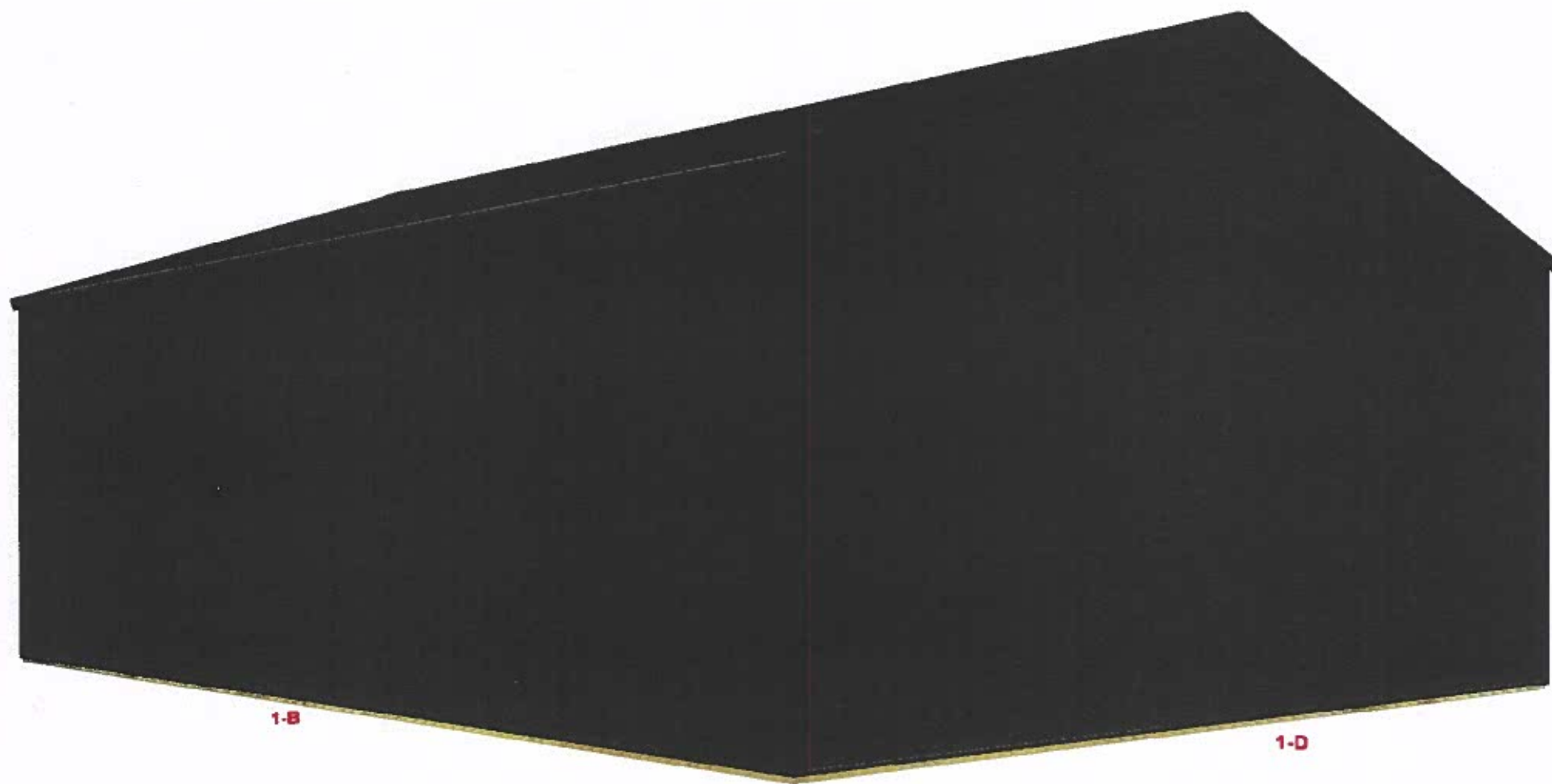

1. SITE PAVING AND/OR SIDEWALK WORK SHOWN ON ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. MALTHOUSE WORKSHOP IS NOT RESPONSIBLE FOR THESE SCOPES OF WORK MEETING ACCESSIBILITY REQUIREMENTS. SITE MODIFICATIONS SHALL MEET ACCESSIBILITY REQUIREMENTS. REFER CIVIL ENGINEERING DRAWINGS.
2. LINEWORK WITHIN THE ARCHITECTURAL SITE PLAN IS BASED ON FRANKLIN COUNTY AUDITORS GIS INFORMATION. EXISTING CONDITIONS ARE SHOWN AS ACCURATELY AS POSSIBLE BUT SHALL BE FIELD MEASURED BY A SURVEY FOR VERIFICATION.
3. GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.

project information

ARCHITECT:	Matthew Althouse malthouse workshop, llc 3760 Roberts Mill Road London Ohio 43140 937.578.8770
OWNER:	Gregory Blackburn 3100 Lewis Drive Columbus Ohio 43207
SCOPE OF WORK	Construction of detached garage
PARCEL DATA	
Street Address	3100 Lewis Drive Columbus Ohio 43207
County:	Franklin
Parcel Number:	010-0054D-00900
Current Zoning District:	R-2
Height District:	H-35
Setbacks	
Front	25'-0"
Side	5'-0" (3'-0" at detached garage)
Rear	25% of lot area (5,662 sq. ft.)
SITE DATA	
Site Acreage :	0.52 Acres (22,651.2 sq. ft.)
Minimum Lot Acreage:	5,000 sq. ft.
BUILDING INFORMATION:	
Gross building square footage:	3,718 sq. ft.
Minimum dwelling area:	720 sq. ft.
Proposed detached garage area:	1,200 sq. ft. (30'-0" x 40'-0")
Existing attached garage area:	312 sq. ft.
Existing carport area:	553 sq. ft.
Total garage area:	2,065 sq. ft.
Maximum detached garage area:	720 sq. ft.
Proposed garage height:	14'-6" (average roof height) (17'-9" to ridge)
Maximum garage height:	15'-0"







Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Craig Moncrief, Plank Law Firm, LPA
of (1) MAILING ADDRESS 411 East Town Street, Floor 2, Columbus, Ohio 43215
deposes and states that (he/she) is 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 3100 Lewis Road, Columbus, Ohio 43207
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) Gregory and Leanna Blackburn
3100 Lewis Road
Columbus, Ohio 43207

APPLICANT'S NAME AND PHONE # (same as listed on front application) Gregory Blackburn c/o Craig Moncrief
614-947-8600

NEIGHBORHOOD GROUP (4) Far South Area Commission
ZONING CHAIR OR CONTACT PERSON Michael Walker
AND EMAIL ADDRESS mwalkersr@yahoo.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 [Signature]

Sworn to before me and signed in my presence this 6th day of August, in the year 2025

SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires N/A

Notary Seal Here



Zachary Walker
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 RC

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

Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

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) Craig Moncrief, Plank Law Firm, LPA

of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 43215

deposes and states that (he/she) 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Gregory Blackburn

3100 Lewis Road, Columbus, Ohio 43207

Leanna Blackburn

3100 Lewis Road, Columbus, Ohio 43207

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

6th

day of

August

, in the

2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

N/A

Notary Seal Here



Zachary Walker
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 RC

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