

Council Variance Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

DEPARTMENT OF BUILDING
AND ZONING SERVICES

OFFICE USE ONLY

Application Number: **CV25-092** Date Received: **09/24/25**
Application Accepted by: **TD** Fee: **\$350**
Assigned Planner: **Eastman Johnson; roejohnson@columbus.gov; 614-645-7979**

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: **2734 Fairwood Avenue** 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: **010-280305**

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

Current Zoning District(s): **Franklin county (opportunity farms) R-2** Acreage: **0.28**

Neighborhood Group: **marion-franklin Civic Association / Far south columbus area commission**

Proposed Use or reason for request: **Reason for request is to be able to place a permanent manufactured home for my residence, need a variance due to the R2 zoning**
(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: **Diane Johnson** Phone Number: **614-202-8578** Ext.: _____

Address: **2744 Fairwood Ave** City/State: **Columbus, OH** Zip: **43207**

Email Address: **diacedjo@gmail.com**

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

Name: **Diane Johnson** Phone Number: **614/202-8578** Ext.: _____

Address: **2744 Fairwood Avenue** City/State: **Columbus, OH** Zip: **43207**

Email Address: **diacedjo@gmail.com**

ATTORNEY / AGENT: (Check one if applicable) ☐ Attorney ☐ Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

SIGNATURES:

APPLICANT SIGNATURE **Diane Johnson**

PROPERTY OWNER SIGNATURE **Diane Johnson**

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

2. Whether the variance is substantial.

☒ Yes ☐ No

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

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

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

☒ Yes ☐ No

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

Diane Johnson

Date

9/22/25

Letter of Hardship

Dear Zoning Board members,

I am writing this letter to provide some background concerning my request for a zoning variance. My property at 2734 Fairwood Avenue Columbus, Ohio is zoned R2 Residential. My plan to place a HUD approved manufactured home on the property will require a variance.

My plea to the Zoning Commission and the Far South Columbus area commission is to approve the requested variance so that I can fulfill my dream to live out my retirement in the Marion-Franklin community.

The manufactured home is an affordable housing option and will allow me to live close to my disabled son and his family who are currently living with me at 2744 Fairwood Avenue.

Residency in the Far South community is an essential part of my plan to remain close to my family as I am currently the legal guardian of a grandchild who is a student at Watkins Elementary and I am the supplemental caregiver for my son.

I am a longstanding resident of this community. I have lived here since 1968 when my parents purchased a house at 3381 Quaker Rd. I attended elementary, junior high and High school as did my son and now my grandchildren.

My plan is to beautify the lot at 101-280305 with landscaping, state inspected and approved installation, concrete skirting to resemble other homes in the area, paved walkway and driveway.

As I mentioned I am a longstanding resident of Southfield, fully vested in improving the community in any way I can. I believe the house will enhance and not deter from the growth and development of the surrounding area. I want to live out my golden years in the comfort of an affordable home next door to my family in the neighborhood that I love. Thank you for considering my request for a zoning variance.

Respectfully,



Diane Johnson

Variance Requested

- 3332.033 - R-2 residential district: Allow a manufactured home within the R-2 district.

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

Diane Johnson

of (1) MAILING ADDRESS

2744 Fairwood Ave. Columbus, OH 43207

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

2734 Fairwood Ave Columbus, OH 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) Diane Johnson

2744 Fairwood Ave., Columbus, OH 43207

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

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

Diane Johnson 614/202-8578

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Far South Columbus Area Commission

Zoning chair: buzzthomas2014@gmail.com

Douglas Shreve: d.shrevefscac@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

Diane Johnson

Sworn to before me and signed in my presence this 23rd day of September, in the year 2025

[Signature]

(6) SIGNATURE OF NOTARY PUBLIC

Aug 7th, 2029
My Commission Expires

Notary Seal Here



MATTHEW ALLEN
PUTERBAUGH
Notary Public
State of Ohio
My Comm. Expires
August 7, 2029

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

APPLICANT

Diane Johnson
2744 Fairwood Ave.
Columbus, OH 43207

PROPERTY OWNER

The Applicant

AREA COMMISSION

Far South Columbus Area Comm.
c/o Norwood "Buzz" Thomas
168 Landers Ave.
Columbus, OH 43207

Far South Columbus Area Comm.
c/o Douglas Shreve
1100 Obetz Rd.
Columbus, OH 43207

PROPERTY OWNERS WITHIN 125 FEET

Larry Silcott
Or Current Occupant
2715 Bulen Ave.
Columbus, OH 43207

Beulah Arnold
Or Current Occupant
2766 Fariwood Ave.
Columbus, OH 43207

Daniel Holliman
1101 Euclid Ave.
Syracuse, NY 13210

Jarrett Johnson
Or Current Occupant
1421 Benvue Dr.
Columbus, OH 43207

330 Investments, LLC
4537 Hirth Hill Rd. E.
Grove City, OH 43123

Luis Nieves
Or Current Occupant
2755 Bulen Ave.
Columbus, OH 43207

Memorial Emmanuel
2727 Bulen Ave.
Columbus, OH 43207

Paul Petzo
Or Current Occupant
2716 Fairwood Ave.
Columbus, OH 43207

Rosie Rentals, LLC
2350 Cedar Hill Rd. NW.
Canal Winchester, OH 43110

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: _____

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)
of (COMPLETE ADDRESS)

Diane Johnson
2744 Fairwood Ave Columbus, OH

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. <u>Lowell Paulson</u> <u>380-283-9871</u> <u>1474 Venice Dr.</u> <u>Columbus, OH 43207</u> 0	2.
3.	4.

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

SIGNATURE OF AFFIANT Diane Johnson

Sworn to before me and signed in my presence this 23rd day of September, in the year 2025

[Signature]
SIGNATURE OF NOTARY PUBLIC

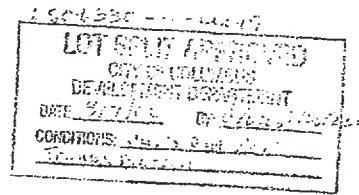
Aug 7th, 2029
My Commission Expires

Notary Seal Here



MATTHEW ALLEN
PUTERBAUGH
Notary Public
State of Ohio
My Comm. Expires
August 7, 2029

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



February 17, 2006

DESCRIPTION OF A 0.276 ACRE TRACT

Situated in the City of Columbus, County of Franklin, State of Ohio, and being a 0.276 acre tract of land out of Lot 123 in Opportunity Farms, a subdivision of record in Plat Book 15, Page 28, as conveyed to Diane Johnson in Official Record 29358B08 and being more particularly described as:

Commencing, for reference, at a 3/4-inch iron pin found at the southwesterly corner of said Lot 123, the northwesterly corner of Lot 124 in said subdivision and being in the easterly right-of-way line of Fairwood Avenue (50');:

Thence, North 00°04'05" East, with the westerly line of said Lot 123, a distance of 62.90 feet to an iron pin set at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, North 00°04'05" East, with the westerly line of said Lot 123, a distance of 84.68 feet to an iron pin set at the northwesterly corner of said Lot 123, the same being at the intersection of the easterly right-of-way line of said Fairwood Avenue with the southerly right-of-way line of Dewberry Avenue (50' - undeveloped);

Thence, South 89°41'29" East, with the northerly line of said Lot 123, a distance of 142.08 feet to an iron pin set at the northeasterly corner of said Lot 123, also being the point of intersection of said southerly right-of-way line with the westerly right-of-way line of a 16' alley;

Thence, South 00°04'05" West, with the easterly line of said Lot 123 and with said alley right-of-way line, a distance of 84.68 feet to an iron pin set.

Thence, South 89°41'29" East, crossing said Lot 123, a distance of 142.08 feet to the TRUE PLACE OF BEGINNING.

Containing 0.276 acres of land, more or less, out of Auditors Parcel #010-113753.

Subject to all easements, restrictions, and rights-of-way of record.

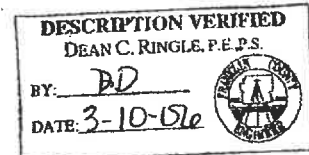
Bearings are based on North 00°04'03" East, as given on Opportunity Farms Resubdivision of Lots 116-118, of record in Plat Book 57, Page 101.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Franklin County, Ohio.



David B. McCoy
Registered Professional Surveyor No. 7632

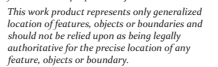
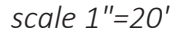


N-114 ON SPLIT
84.68 W. Line
+
84.68 E. Line
OFF OF N. Line
OUT OF
(C/O)
113753

"Exhibit A"

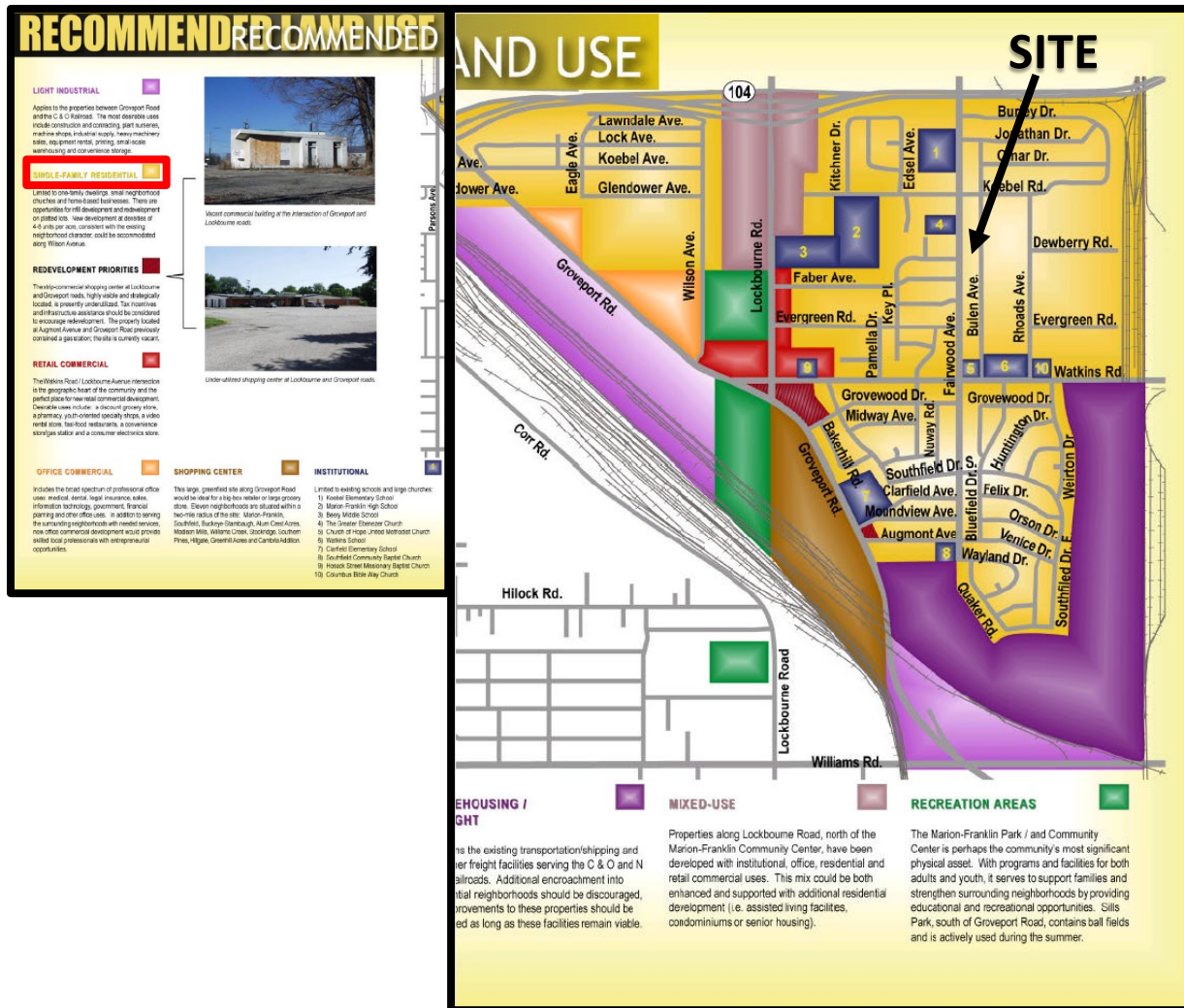
Paper Size: 11"x17"

No garage





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Approximately 0.28 acres



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