

# 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: CV25-018 Date Received: 2/25/2025  
Application Accepted by: BC Fee: \$700  
Assigned Planner: Brandon Carpenter; bmcarpenter@columbus.gov; 614-645-1574

### LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 3041 Weirton Dr Columbus, OH 43207 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: 010-125315-00

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

Current Zoning District(s): R-2, Residential District Acreage: 0.20

Neighborhood Group: Far South Columbus Area Commission

Proposed Use or reason for request: ADU SPACE ON EXISTING GARAGE - owner would like to build her own livable space on her garage to have her daughter live on the other space with her family

*(Elaborate in Statement of Hardship)*

### APPLICANT:

Applicant Name: Stefany Risner Phone Number: 4196314840 Ext.: \_\_\_\_\_

Address: 700 Bryden rd - OFFICE 128 - City/State: Columbus Zip: 43215

Email Address: srisner@bgsu.edu

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

Name: POWERS STEPHANIE Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 3041 WEIRTON DR. City/State: COLUMBUS OH 43207 Zip: 43207

Email Address: \_\_\_\_\_

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

Name: Stefany Risner with SVS Home improvement & Design LLC Ext.: \_\_\_\_\_

Address: 700 Bryden rd City/State: Columbus Ohio Zip: 43215

Email Address: SRISNER@BGSU.EDU

### SIGNATURES:

APPLICANT SIGNATURE SVS HOME IMPROVEMENT & DESIGN

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

The homeowner will benefit from the extra cash flow as her daughters take over the main payment from primary house-structure

2. Whether the variance is substantial.

Yes  No

The variance is substantial for homeowner as she would like to be able to co-live with her daughter by sharing the lot on two different dwellings on site

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

no changes on main home characteristics so the character of the neighborhood will remain

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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

Property owner purchased the property knowing was zoned residential

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.

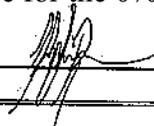
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

1. 3332.035 - R-3, Residential District Permitted Uses - The applicant request is to place two, 1 unit dwellings on one parcel

5. 3312.49 - Off-street parking spaces: Applicant requests a variance to reduce the requirement from 4 to 2 off-street parking spaces.

6. 3332.27 - Rear Yard: The rear yard for each dwelling needs to account for at least 25% of the lot. The applicant requests a variance for the 0%

Signature of Applicant



Date 02/14/2025

## STATEMENT OF HARDSHIP

### 3041 Weirton Dr, Columbus, OH 43207

The subject lot of registration located at 3041 Weirton Columbus, OH 43207, is zoned Z93-023A, Residential, R3, 5/26/1993, H-35

Despite the change, this carriage house will be for residential use, it will be a living space for the homeowner. The existing garage will be turned into a living space. The new living space will be a separate residential unit from the main house

This neighborhood is predominantly 1- and 2-family residential. We thought about the proposal for an ADU as the owner would like to be undersized from the main structure and be able to have her daughter on main structure

Despite the change, the ADU will be for residential use, it will be a living space for OWNER.

We are adding space to the existing garage to convert it all into a residential space or ADU structure. Our proposal will be to eliminate the use of the garage to accommodate the living spaces

This ADU proposal minimum measures are being considered, and we believe that there will be no major impact on the neighbors.

In this location, there are many lots that have duplexes and houses for two families. This would not be an introduction of a new use for the neighborhood because the properties nearby are for multifamily use and we will respect the heights of neighboring buildings.

To allow the development as proposed, the Applicant respectfully requests the following variations:

**1. 3332.035 -R-3, Residential District Permitted Uses** –The applicant request is to place two, 1-unit dwellings on one parcel.

**5. 3312.49 - Off-street parking spaces:** Applicant requests a variance to reduce the requirement from 4 to 2 off-street parking spaces.

**6. 3332.27 - Rear Yard:** The rear yard for each dwelling needs to account for at least 25% of the lot. The applicant requests a variance for the 0%

Respectfully submitted,

**SVS HOME IMPROVEMENT & DESIGN LLC**

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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME POWERS STEPHANIE  
of (1) MAILING ADDRESS 3041 WEIRTON DR

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 3041 WEIRTON DR

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.

(3) POWERS STEPHANIE  
3041 WEIRTON DR  
COLUMBUS OH 43207

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

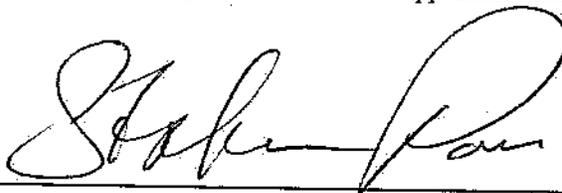
Stefany Risner - 419631-4840  
Stefany Risner - 419631-4840

NEIGHBORHOOD GROUP  
ZONING CHAIR OR CONTACT PERSON  
AND EMAIL ADDRESS

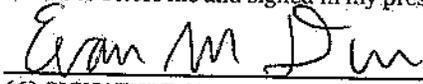
(4) Far South Columbus Area Commission  
Buzz Thomas / Michael Walker  
buzzthomas@hotmail.com / m\_walker\_sr@yahoo.com

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



Sworn to before me and signed in my presence this 25<sup>th</sup> day of February, in the year 2025



(6) SIGNATURE OF NOTARY PUBLIC

6/2/2029

My Commission Expires

Notary Seal Here



EVAN MICHAEL DURKIN  
Notary Public, State of Ohio  
My Commission Expires  
June 02, 2029  
COMMISSION: 2024-RE-877707

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

**MAILING LABELS – CV25-018**

**APPLICANT**

SVS Home Improvement & Design LLC  
c/o Stefany Risner  
700 Bryden Rd.  
Columbus, Ohio 43215

**PROPERTY OWNER**

Stephanie Powers  
3041 Weirton Dr.  
Columbus, Ohio 43207

**AREA COMMISSION**

Far South Columbus Area Commission  
c/o Norwood "Buzz" Thomas  
168 Landers Avenue  
Columbus, OH 43207

**PROPERTY OWNERS WITHIN 125 FEET**

Far South Columbus Area Commission  
c/o Michael Walker  
926 Tellega Ave  
Columbus, OH 43207

Ricky Malloy  
Or Current Occupant  
3033 Weirton Dr.  
Columbus, Ohio 43207

Alfred Ferguson, Et al.  
Or Current Occupant  
3024 Weirton Dr.  
Columbus, Ohio 43207

Joseph & Tira Alverson  
Or Current Occupant  
1570 Grovewood Dr.  
Columbus, Ohio 43207

Jason Grunewald  
3751 Bremen St.  
Columbus, Ohio 43224

Columbus Home LLC  
6146 Lampton Pond Dr.  
Hilliard, Ohio 43026

John Battle  
Or Current Occupant  
1562 Grovewood Dr.  
Columbus, Ohio 43207

Simon & Anna Saksith  
811 Breathitt Ave.  
Columbus, Ohio 43207

Dorothy Glover  
Or Current Occupant  
3046 Weirton Dr.  
Columbus, OH 43207

Lily White  
Or Current Occupant  
1545 Grovewood Dr.  
Columbus, Ohio 43207

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

Nicole Flowers  
Or Current Occupant  
1578 Grovewood Dr.  
Columbus, Ohio 43205

Gisela Powers  
Or Current Occupant  
1561 Grovewood Dr.  
Columbus, Ohio 43207

Peggy Holley, Et al.  
Or Current Occupant  
3068 Huntington Drive  
Columbus, Ohio 43207

Dawn Mcallister  
Or Current Occupant  
3049 Weirton Dr.  
Columbus, Ohio 43207

Regina Dean  
Or Current Occupant  
3070 Huntington Dr.  
Columbus, Ohio 43207

Herman & Adelaide Mosley  
Or Current Occupant  
3065 Weirton Dr.  
Columbus, OH 43207

Lef Equity LLC  
967A S. High St.  
Columbus, Ohio 43026

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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-018

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.

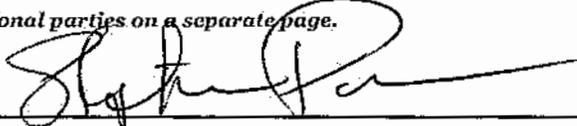
STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) POWERS STEPHANIE  
of (COMPLETE ADDRESS) 3041 WEIRTON DR - 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 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:

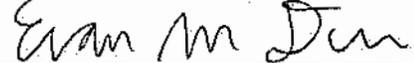
For Example:      Name of Business or individual  
                                 Contact name and number  
                                 Business or individual's address; City, State, Zip Code  
                                 Number of Columbus-based employees

1. POWERS STEPHANIE 3041 WEIRTON DR COLUMBUS OH 43207	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 25<sup>th</sup> day of February, in the year 2025

  
SIGNATURE OF NOTARY PUBLIC

6/2/2029  
My Commission Expires

Notary Seal Here



EVAN MICHAEL DURKIN  
Notary Public, State of Ohio  
My Commission Expires  
June 02, 2029  
COMMISSION: 2024-RE-877707

This Project Disclosure Statement expires six (6) months from the date of notarization

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND IN THE CITY OF COLUMBUS:

BEING LOT NUMBER (120) SOUTHFIELD'S SECOND ADDITION, AS THE SAME IS SHOWN OF RECORD IN PLAT BOOK 31, PAGE 34, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

TABLE R301.2 (1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

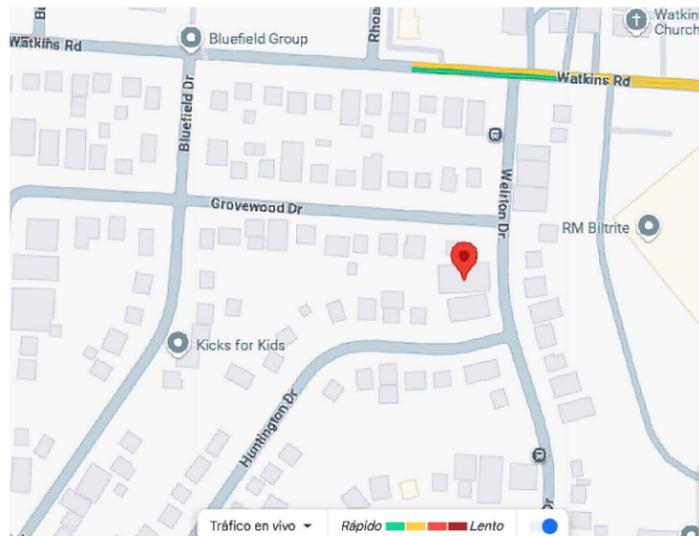
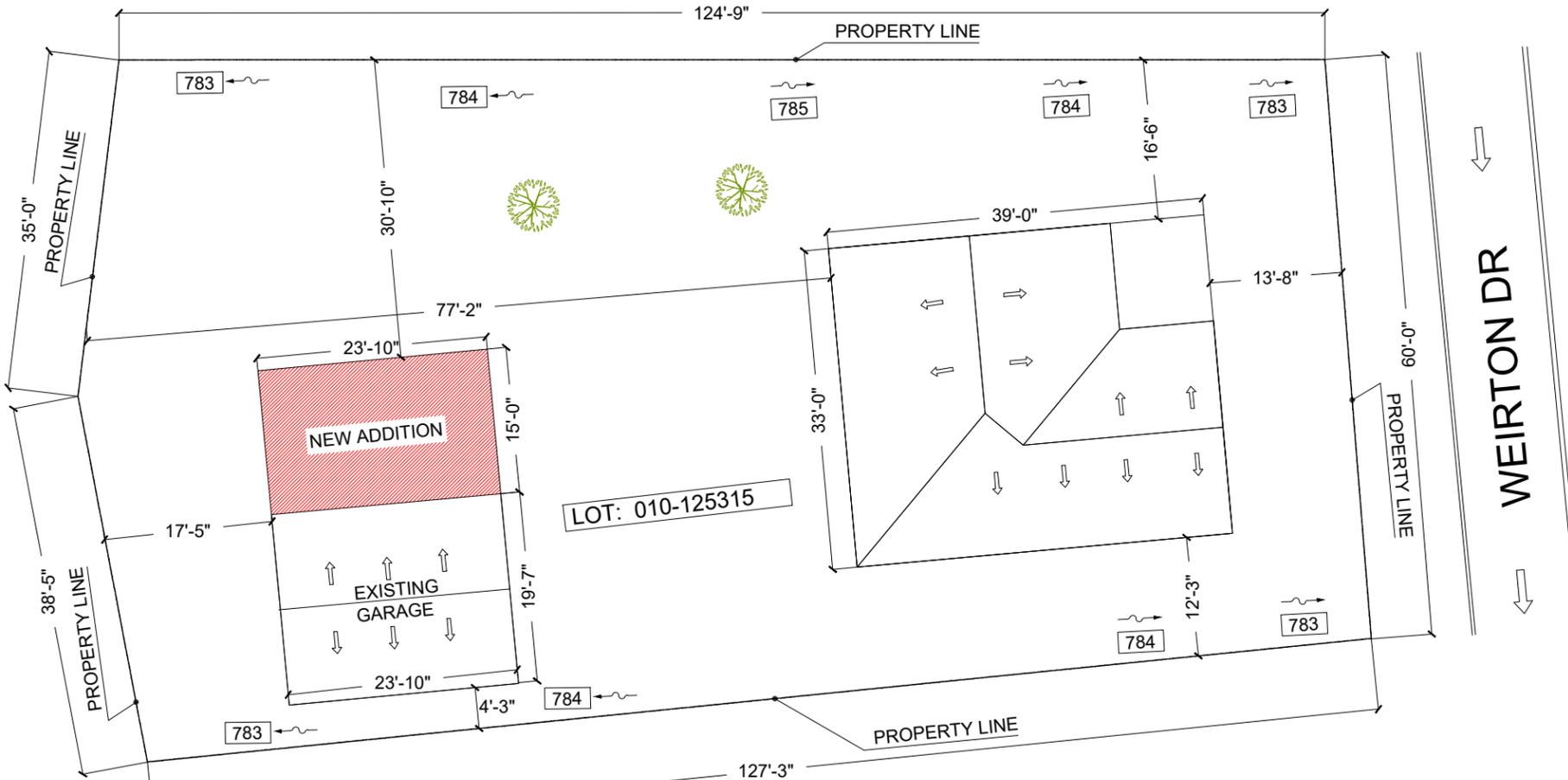
GROUND SNOW LOAD	WIND SPEED (MPH) (E)	SEISMIC DESIGN CATEGORY (G)	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP (F)	ICE SHIELD UNDER-LAYMENT REQUIRED (I)	FLOOD HAZARDS (H)	AIR FREEZING INDEX (J)	MEAN ANNUAL TEMP (K)
			WEATHERING (A)	FROST LINE DEPTH (G)	TERMITE (C)	DECAY (D)					
25	115	A	SEVERE	32"	MODERATE TO HEAVY	SLIGHT TO MODERATE	0 - 10 DEGREES	YES	20	90	B

GENERAL INFORMATION

ADDRESS: 3041 WEIRTON DR, COLUMBUS, OH  
 LOT NUMBER: 120  
 PARCEL: 010-125315  
 LAND USE: RESIDENTIAL  
 SCOPE OF PROJECT: Addition

ZONING: 774, Residential, R2, 5/14/1958, H-35

SFT LOT SIZE:	ACTUAL
LOT SIZE:	7,850 SF
LOT WIDTH:	ACTUAL
LOT SIZE:	60'-00" SF
LOT DEPTH:	ACTUAL
LOT SIZE:	127'-3" SF
SETBACKS:	ACTUAL
FRONT:	13'-8" SF
SIDE LEFT:	12'-3" SF
SIDE RIGHT:	16'-6" SF
REAR:	77'-2" SF
REAR YARD:	ACTUAL
REAR YARD:	3,484 SF (38%)
BUILDING COVERAGE:	ACTUAL
STRUCTURE AREA:	1250,00 SF



2 VICINITY MAP  
NO SCALE

1 SITE PLAN  
1/80" = 1'-0"



3 PID MAP  
NO SCALE

PID MAP



SYMBOLS NOTES

WATER RUN DIRECTION  
 EXISTING ELEVATION CONTOURS AT 1'

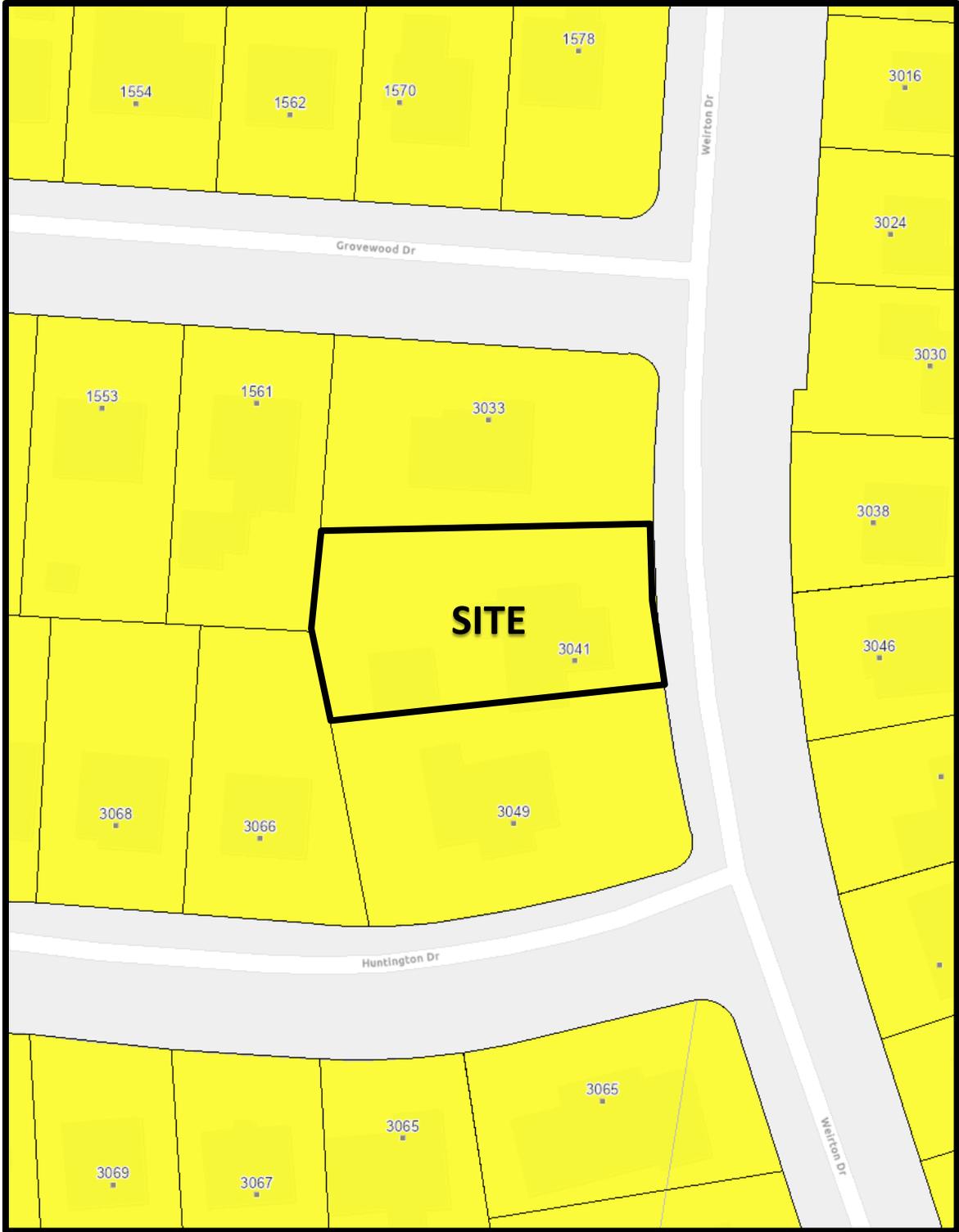
DWG BY: SVS HOME IMPROVEMENTS AND DESIGN  
 700 BRYDEN RD. COLUMBUS, OHIO 43205  
 419-631-4840  
 srisner@bgsu.edu

NORTH: [North Arrow]  
 SCALE: 1/80" = 1'-0"

ADDRESS: 3041 Weirton Dr, Columbus, OH 43204  
 BUILDING TYPE: RESIDENTIAL

TITLE: SITE PLAN

SHEET INDEX  
 SP



CV25-018  
3041 Weirton Dr.  
Approximately 0.20 acres

# RECOMMENDED

## LIGHT INDUSTRIAL

Applies to the properties between Groveport Road and the C & O Railroad. The most desirable uses include construction and contracting, pest nurseries, machine shops, industrial supply, heavy machinery sales, equipment rental, printing, small-scale warehousing and convenience storage.

## SINGLE-FAMILY RESIDENTIAL

Limited to one-family dwellings, small neighborhood churches and home-based businesses. There are opportunities for infill development and redevelopment on platted lots. New development at densities of 4-8 units per acre, consistent with the existing neighborhood character, could be accommodated along Wilson Avenue.



Vacant commercial building at the intersection of Groveport and Lockbourne roads.

## REDEVELOPMENT PRIORITIES

The strip-commercial shopping center at Lockbourne and Groveport roads, highly visible and strategically located, is presently underutilized. Tax incentives and infrastructure assistance should be considered to encourage redevelopment. The property located at Augmont Avenue and Groveport Road previously contained a gas station; the site is currently vacant.



Under-utilized shopping center at Lockbourne and Groveport roads.

## RETAIL COMMERCIAL

The Watkins Road / Lockbourne Avenue intersection is the geographic heart of the community and the perfect place for new retail commercial development. Desirable uses include: a discount grocery store, a pharmacy, youth-oriented specialty shops, a video rental store, fast-food restaurants, a convenience store/gas station and a consumer electronics store.

## OFFICE COMMERCIAL

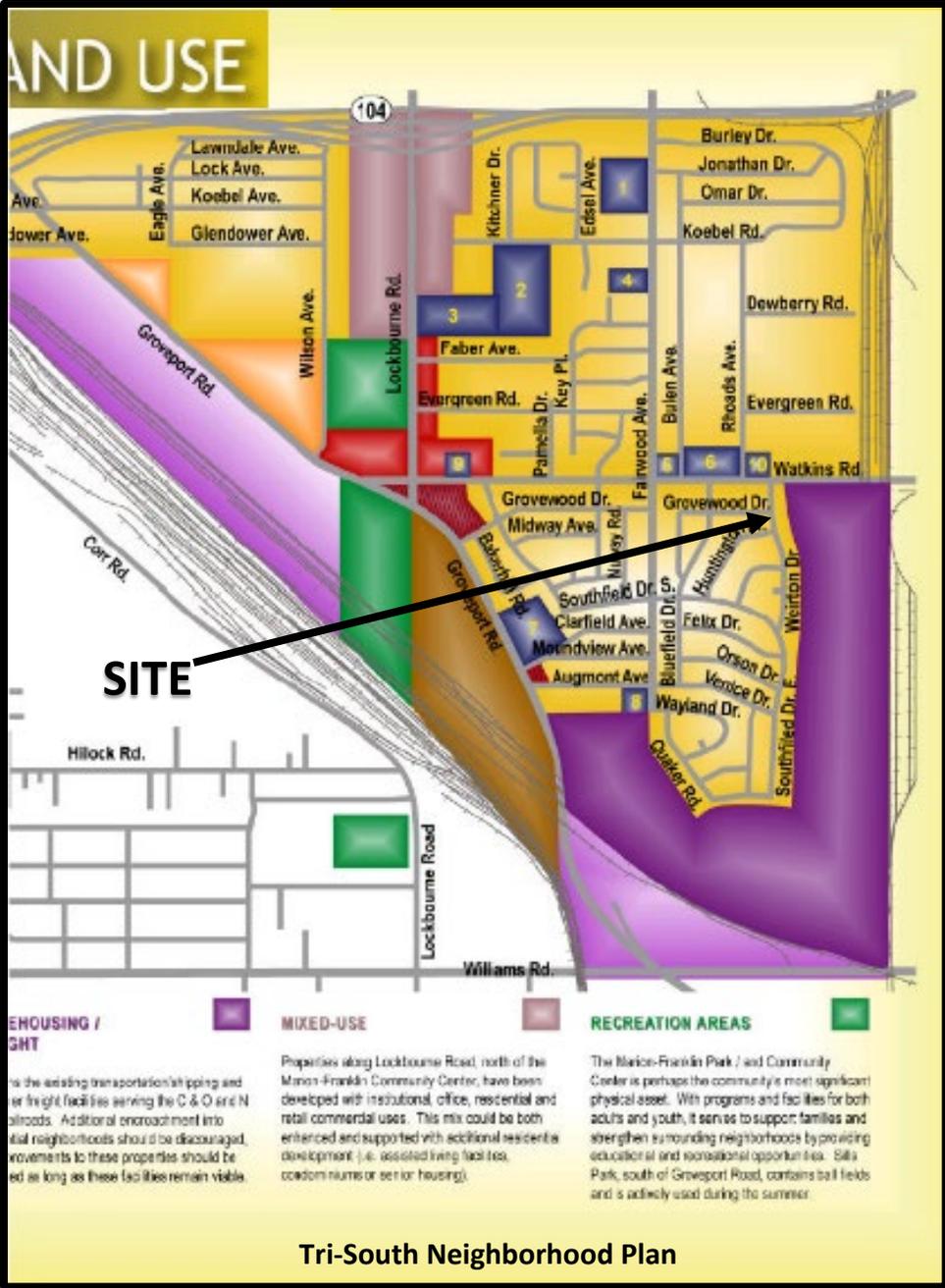
Includes the broad spectrum of professional office uses: medical, dental, legal, insurance, sales, information technology, government, financial planning and other office uses. In addition to serving the surrounding neighborhoods with needed services, new office commercial development would provide skilled local professionals with entrepreneurial opportunities.

## SHOPPING CENTER

This large, greenfield site along Groveport Road would be ideal for a big-box retailer or large grocery store. Eleven neighborhoods are situated within a two-mile radius of the site: Marion-Franklin, Southfield, Buckeye-Sambaugh, Allen Crest Acres, Madison Mills, Williams Creek, Brookridge, Southern Pines, Hillgate, Greenhill Acres and Cambria-Addison.

## INSTITUTIONAL

- Limited to existing schools and large churches:
- 1) Koebel Elementary School
  - 2) Marion-Franklin High School
  - 3) Beary Middle School
  - 4) The Greater Ebenezer Church
  - 5) Church of Hope United Methodist Church
  - 6) Watkins School
  - 7) Clarfield Elementary School
  - 8) Southfield Community Baptist Church
  - 9) Hosack Street Missionary Baptist Church
  - 10) Columbus Bible-Rev Church



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 3041 Weirton Dr.  
 Approximately 0.20 acres



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3041 Weirton Dr.  
Approximately 0.20 acres