



## Legislation Text

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**File #:** 2897-2021, **Version:** 1

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### **Council Variance Application: CV21-080**

**APPLICANT:** Juliet Bullock Architects; c/o Juliet Bullock, Agent; 1182 Wyandotte Avenue; Columbus, OH 43212.

**PROPOSED USE:** Mixed-use development.

**FRANKLINTON AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant has received a recommendation of approval from Staff and the Development Commission for a concurrent rezoning (Ordinance #2896-2021; Z21-064) to the L-AR-O, Limited Apartment Office District. The proposal will allow a mixed-use development including 9,403± square feet of office space on the lower level and 27 apartment units on the upper levels of an existing building, with the new construction of an eight-unit apartment building and three single-unit dwellings. The requested Council variance will permit the single-unit dwelling use, and includes standard variances for reduced building lines and perimeter yard, and increased building height for the existing building. Staff finds the requested variances to be supportable as they will allow a site design that better integrates the proposed plan with the existing residential development pattern while achieving *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).

To grant a Variance from the provisions of Sections 3333.04, Permitted uses in AR-O apartment office district; 3333.18, Building lines; 3333.255, Perimeter yard; and 3333.26, Height district, of the Columbus City Codes; for the property located at **725 BELLOWS AVE. (43222)**, to permit single-unit dwellings and reduced development standards for a mixed-use development in the L-AR-O, Limited Apartment Office District (Council Variance #CV21-080).

**WHEREAS**, by application #CV21-080, the owner of property at **725 BELLOWS AVE. (43222)**, is requesting a Council variance to permit single-unit dwellings and reduced development standards for a mixed-use development in the L-AR-O, Limited Apartment Office District; and

**WHEREAS**, Section 3333.04, Permitted uses in AR-O apartment office district, allows an apartment house containing five or more dwelling units and a dwelling containing three or four units, but does not permit single-unit dwellings unless they meet certain exception criteria, while the applicant proposes three single-unit dwellings as part of a mixed-use development; and

**WHEREAS**, Section 3333.18, Building lines, requires a building setback line of no less than 25 feet along Bellows Avenue, SR 315, and Campbell Avenue, while the applicant proposes reduced building setback lines of 10 feet along Bellows Avenue and Campbell Avenue, and 6.67 feet along SR 315; and

**WHEREAS**, Section 3333.255, Perimeter yard, requires a minimum perimeter yard of 25 feet, while the applicant proposes a reduced perimeter yard of 3 feet along the west property line; and

**WHEREAS**, Section 3333.26, Height district, requires a building height of 35 feet in the H-35 district, while the applicant proposes to maintain a building height of 58.67 feet for the existing building; and

**WHEREAS**, the Franklinton Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval because the requested variances allow a site design that better integrates the proposed plan with the existing residential development pattern while achieving C2P2 Design Guidelines; and

**WHEREAS**, this ordinance requires separate submission for all applicable permits and Certificates of Occupancy for the proposed uses; and

**WHEREAS**, said variance will not adversely affect the surrounding property or surrounding neighborhood; and

**WHEREAS**, the granting of said variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion of public streets, or unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus; and

**WHEREAS**, the granting of said variance will alleviate the difficulties encountered by the owner of the property located at **725 BELLOWS AVE. (43222)**, in using said property as desired; now, therefore:

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That a variance from the provisions of Sections 3333.04, Permitted uses in AR-O apartment office district; 3333.18, Building lines; 3333.255, Perimeter yard; and 3333.26, Height district, of the Columbus City Codes, is hereby granted for the property located at **725 BELLOWS AVE. (43222)**, insofar as said sections prohibit single-unit dwellings as part of a mixed-use development, with reduced building setback lines from 25 feet to 10 feet along Bellows Avenue and Campbell Avenue, and to 6.67 feet along SR 315; a reduced perimeter yard from 25 feet 3 feet along the west property line; and increased building height of 58.67 feet for the existing building; said property being more particularly described as follows:

**725 BELLOWS AVE. (43222)**, being 1.63± acres located on the south side of Bellows Avenue at the terminus with South Green Street, and being more particularly described as follows:

Being a point 321.04' from South Davis Avenue, also being the N/W corner of said subject tract also being the true point of beginning.

Thence N. 76 degrees 03' E., a distance of 285.39' along the south right of way of Bellows Avenue to a point, thence s. 8 degrees 43' E., a distance of 125.00' along the west right of way of the Mound Sandusky Expressway to a point, thence s. 81 degrees 17' w., a distance of 15' to a point, thence s. 8 degrees 43' E., a distance of 132.55' along the west right of way of the Mound Sandusky Expressway to a point, thence s. 76 degrees 03' W., a distance of 270.33' along the north right of way of Campbell Avenue to a point, thence N. 8 degrees 43' W., a distance of 256.18' along the east right of way of the 16' Alley back to the point of true beginning.

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for single-unit dwellings as part of a mixed-use development, or those uses permitted by the L-AR-O, Limited Apartment Office District specified by Ordinance #2896-2021 (Z21-064).

**SECTION 3.** That this ordinance is further conditioned on the applicant obtaining all applicable permits and Certificates of Occupancy for the proposed uses.

**SECTION 4.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.