



Legislation Text

File #: 1027-2022, **Version:** 1

Council Variance Application: CV21-098

APPLICANT: Matthew Thomas; 2160 Cleveland Avenue; Columbus, OH 43211.

PROPOSED USE: Parking lot.

SOUTH LINDEN AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one undeveloped parcel in the R-3, Residential District. The requested Council variance will permit a parking lot which will serve an adjacent business along Cleveland Avenue. The site is within the planning boundaries of the *South Linden Land Use Plan* (2018), which recommends parking at this location. The Plan also includes adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). The request is consistent with the Plan's land use recommendation, and bicycle parking and screening are being provided in accordance with C2P2 Design Guidelines.

To grant a variance from the provisions of Sections 3332.035, R-3, Residential district, of the Columbus City Codes; for the property located at **1522 E. BLAKE AVE. (43211)**, to permit a parking lot with in the R-3, Residential District (Council Variance # CV21-098).

WHEREAS, by application #CV21-098, the owner of property at **1522 E. BLAKE AVE. (43211)**, is requesting a Council variance to permit a parking lot in the R-3, Residential District; and

WHEREAS, Section 3332.035, R-3, Residential District, prohibits a parking lot as a principle use, while the applicant proposes a parking lot; and

WHEREAS, the South Linden Area Commission recommends approval; and

WHEREAS, City Departments recommend approval of the requested variance because the proposed parking lot will not add a new or incompatible use to the area, is consistent with *South Linden Land Use Plan's* land use recommendation, and provides bicycle parking and screening in accordance with C2P2 Design Guidelines; and

WHEREAS, said ordinance requires separate submission for all applicable permits and a Certificate of Zoning Clearance for the proposed use; 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 **1522 E. BLAKE AVE. (43211)**, 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 3332.035, R-3, Residential district, of the Columbus City Codes; is hereby granted for the property located at **1522 E. BLAKE AVE. (43211)**, insofar as said section prohibits a parking lot in the R-3, Residential District; said property being more particularly described as follows:

1522 E. BLAKE AVE. (43211), being 0.11± acres located on the north side of Blake Avenue, 150± feet east of Cleveland Avenue, and being more particularly described as follows:

Being lot number two hundred fifty-six (256) of Innis Crest, as the same is numbered and delineated upon the recorded plat thereof, of record in Plato Book 8, Page 15B, Recorder's Office, Franklin County, Ohio.

Known as 1522 E. Blake Avenue, Columbus, OH 43211.
Franklin County Parcel No. 010- 061171.

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a parking lot, or those uses permitted in the R-3, Residential District.

SECTION 3. That this ordinance is further conditioned on the subject site being developed in general conformance with the site plan titled, "**SITE PLAN**," dated March 31, 2022, and signed by Ugo Nwoke, Architect for the Applicant. The plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the plan shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

SECTION 4. That this ordinance is further conditioned on the applicant obtaining all applicable permits and a Certificate of Zoning Clearance for the proposed use.

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.