



Legislation Text

File #: 2382-2022, Version: 1

Council Variance Application: CV22-003

APPLICANT: Healthy Rental Homes LLC; c/o Elizabeth Seedorf, Atty.; 52 East Gay Street; Columbus, OH 43215.

PROPOSED USE: Two-unit residential development.

COLUMBUS SOUTH SIDE 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 #2380-2022; Z22-003) to the R-2F, Residential District to permit four two-unit dwellings on four reconfigured parcels. The requested variances will permit two-unit dwellings with reductions to lot width, lot area and maximum and minimum required side yards. This request is consistent with the development pattern in the surrounding area, and is similar to other approved variance proposals that have been supported. Additionally, the provided building elevations are of character with surrounding dwellings.

To grant a Variance from the provisions of Sections 3332.05(A), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.25, Maximum side yards required; and 3332.26(C)(3), Minimum side yard permitted, of the Columbus City Codes; for the property located at **245 REEB AVE. (43207)**, to permit reduced development standards for two-unit dwellings in the R-2F, Residential District (Council Variance #CV22-003).

WHEREAS, by application #CV22-003, the owner of property at **245 REEB AVE. (43207)**, requests a Council variance to permit reduced development standards for two-unit dwellings in the R-2F, Residential District; and

WHEREAS, Section 3332.05(A), Area district lot width requirements, requires a minimum lot width of 50 feet, while the applicant proposes a minimum lot width of not less than 35 feet; and

WHEREAS, Section 3332.14, R-2F Area district requirements, requires no less than 3,000 square feet per dwelling unit for two-story two-unit dwellings, while the applicant proposes a reduced lot area of not less than 1,800 square feet per dwelling per lot pursuant to lot area calculation in 3332.18(C); and

WHEREAS, Section 3332.25, Maximum side yards required, requires that the sum of the widths of the side yards equal or exceed 20 percent of the width of the lot, while the applicant proposes a reduced maximum side yard of not less than six feet on each lot; and

WHEREAS, Section 3332.26(C)(3), Minimum side yard permitted, requires that the minimum side yard be no less than five feet, while the applicant proposes reduced minimum side yards of not less than three feet on each lot; and

WHEREAS, the Columbus South Side Area Commission recommends approval; and

WHEREAS, the City Departments recommend approval because the requested variances are consistent with the development pattern in the surrounding area and the residential use is not considered an introduction of an incompatible

use; 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 owners of the property located at **245 REEB. (43207)**, 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 3332.05(A), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.25, Maximum side yards required; and 3332.26(C)(3), Minimum side yard permitted, of the Columbus City Codes, is hereby granted for the property located at **245 REEB AVE. (43207)**, insofar as said sections prohibit a reduced minimum lot width from 50 feet to not less than 35 feet; a reduced lot area from 3,000 square feet to not less than 1,800 square feet per dwelling unit; a reduced maximum side yard from 20 percent of the lot width to not less than six feet; and reduced minimum side yards from 5 feet to not less than 3 feet; said property being more particularly described as follows:

245 REEB. (43207), being 0.51± acres located at the southwest corner of Reeb Avenue and South 8th Street, and being more particularly described as follows:

Legal Descriptions of Record for Reeb Avenue Lots

Franklin County Tax Parcel 010-006809-00

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being Lot Number Nine (9) of WM. H. Kraner's and Mary A. Kraner's Subdivision of a part of Half Section Forty-Three (43), Township Five (5), Range Twenty-Two (22) Refugee Lands, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 48, Recorder's Office, Franklin County, Ohio.

Also:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being Lot Numbers Ten (10) and Eleven (11), in WM. H. and Mary A. Kraner's Subdivision, as the same are numbered and delineated on the recorded plat thereof, of record in Plat Book 6, Page 548, Recorder's Office Franklin County, Ohio.

Franklin County Tax Parcel 010-056044-00

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being Lot Number Eight (8) of William H. Kraner's and Mary A. Kraner's Subdivision of a part of Half Section No. 43, Township 5, Range No. 22, Refugee Lands, Plat Book 5, Page 48, Recorder's Office, Franklin County, Ohio.

Franklin County Tax Parcel 010-021472-00

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:

Parcel #1: Being Lot #19 of Carl K. Ott's Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 332 in Recorder's Office, Franklin County, Ohio.

Also part of Lot #18 of the said Carl K. Ott's Subdivision bounded and described as follows:

Beginning at a stake at the Northeast corner of said Lot; thence in a Westerly direction along the North line of said Lot .90 feet to an iron pin: thence in a Southerly direction and parallel to the East line of said Lot, 69 feet to a stake: thence in an Easterly direction and parallel to the North line of said Lot .90 feet to a stake in the East line of said Lot; then in a Northerly direction along the East line of said Lot; thence in a Northerly direction along the East line of said Lot 69 feet to the place of beginning.

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

SECTION 3. That this ordinance is further conditioned on the subject site being developed in general conformance with the plans titled "**SITE PLAN**," and "**EXTERIOR ELEVATIONS**," both dated August 17, 2022, signed by Elizabeth Seedorf, Attorney for the Applicant. The plans 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 Certificates of Occupancy for the proposed uses.

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