



## Legislation Details (With Text)

**File #:** 2054-2023      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 6/30/2023      **In control:** Zoning Committee

**On agenda:** 7/17/2023      **Final action:** 7/21/2023

**Title:** To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; and 3312.49 (C), Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 260 REEB AVE. (43207), to permit a shared living facility for 13 occupants with reduced parking in the R-3, Residential District (Council Variance #CV23-037).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD 2054-2023.Attachments, 2. ORD2054-2023.Labels

Date	Ver.	Action By	Action	Result
7/21/2023	1	CITY CLERK	Attest	
7/20/2023	1	ACTING MAYOR	Signed	
7/17/2023	1	COUNCIL PRESIDENT	Signed	
7/17/2023	1	Zoning Committee	Accept entire staff report into evidence as an exhibit	Pass
7/17/2023	1	Zoning Committee	Approved	Pass
7/17/2023	1	Zoning Committee	Adopt the findings of staff as the findings of Council	Pass
7/10/2023	1	Columbus City Council	Read for the First Time	

### Council Variance Application: CV23-037

**APPLICANT:** Accompanying Returning Citizens with Hope; c/o Wendy Tarr; P.O. Box 30167; Columbus, OH 43230.

**PROPOSED USE:** Shared living facility.

**COLUMBUS SOUTH SIDE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of a single-unit dwelling that was formerly the rectory for a nearby church in the R-3, Residential district. The requested Council variance will allow the building to be used as a shared living facility. A Council variance is needed since a shared living facility is prohibited in the R-3 zoning district. The request includes a parking space reduction from eight required spaces to two provided spaces. The house has 9 bedrooms and 5.5 bathrooms, along with a large kitchen. The applicant proposes to have a maximum of 13 occupants in the facility, which would include the ability for some of the occupants to have their children with them. A house manager will live at the house, counting as one of the occupants. The site is within the planning boundaries of the *South Side Plan* (2014) which recommends "Medium-High Density Residential" uses for this location. Staff supports the proposed use as it does not introduce an incompatible use to the area.

[..Title](#)

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; and 3312.49(C), Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at **260 REEB AVE. (43207)**, to permit a shared living facility for 13 occupants with reduced parking in the R-3, Residential District (Council Variance #CV23-037).

**WHEREAS**, by application #CV23-037, the owner of property at **260 REEB AVE. (43207)**, is requesting a Council variance to permit a shared living facility with reduced parking in the R-3, Residential District; and

**WHEREAS**, Section 3332.035, R-3, residential district, prohibits shared living facilities, while the applicant proposes to permit a shared living facility with up to 13 occupants; and

**WHEREAS**, Section 3312.49(C), Minimum numbers of parking spaces required, requires one parking space per 400 square feet, a total of eight required spaces, while the applicant proposes to maintain two parking spaces; and

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

**WHEREAS**, the City Departments recommend approval because the proposal would not introduce an incompatible use to the area; and

**WHEREAS**, said ordinance requires separate submission for all applicable permits and a Certificate of Occupancy 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 owners of the property located at **260 REEB AVE. (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 3332.035, R-3, residential district; and 3312.49(C), Minimum numbers of parking spaces required, of the Columbus City Codes, is hereby granted for the property located at **260 REEB AVE. (43207)**, insofar as said sections prohibit a shared living facility for 13 occupants in the R-3, Residential District, with a parking space reduction from eight required spaces to two spaces; said property being more particularly described as follows:

**260 REEB AVE. (43207)**, being 0.20± acres located at the northwest corner of Reeb Avenue and South 8<sup>th</sup> Street, and being more particularly described as follows:

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND IN THE CITY OF COLUMBUS: BEING LOTS NUMBER 6 AND 7 OF WILLIAM H. AND MARY A. KRANERS ADDITION OR SUBDIVISION OF LAND IN SAID CITY OF COLUMBUS, AS THE SAME ARE NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF OF RECORD IN PLAT BOOK 5, PAGE 348, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO

Parcel Number: 010-027473-00

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for

a shared living facility with a maximum of 13 occupants, or those uses permitted in the R-3, Residential District.

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

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