



## Legislation Details (With Text)

**File #:** 1795-2024    **Version:** 1

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

**File created:** 6/13/2024    **In control:** Zoning Committee

**On agenda:** 7/1/2024    **Final action:** 7/5/2024

**Title:** To grant a Variance from the provisions of Section 3332.03, R-1 residential district, of the Columbus City Codes; for the property located at 1241 MANOR DR. (43232), to allow a two-unit dwelling in the R-1, Residential District (Council Variance #CV24-044).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD1795-2024.Attachments, 2. ORD1795-2024.Labels

Date	Ver.	Action By	Action	Result
7/5/2024	1	CITY CLERK	Attest	
7/3/2024	1	MAYOR	Signed	
7/1/2024	1	COUNCIL PRESIDENT PRO-TEM	Signed	
7/1/2024	1	Zoning Committee	Accept entire staff report into evidence as an exhibit	Pass
7/1/2024	1	Zoning Committee	Adopt the findings of staff as the findings of Council	Pass
7/1/2024	1	Zoning Committee	Approved	Pass
6/24/2024	1	Columbus City Council	Read for the First Time	

### Council Variance Application: CV24-044

**APPLICANT:** Gary Dunn; 9325 White Oak Lane; Westerville, OH 43082.

**PROPOSED USE:** Two-unit dwelling.

**FAR EAST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one undeveloped parcel in the R-1, Residential District. The requested Council variance will allow construction of a two-unit dwelling. A variance is required because the R-1 district only allows single-unit dwellings as a primary residential land use. The site is within the planning boundaries of the *Far East Land Use Plan* (2018), which recommends "Very Low Density Residential (<4 du/ac)" land uses at this location. Staff supports the request as it is similar in housing style, site design, and density of the surrounding neighborhood, and does not introduce an incompatible use to the area.

To grant a Variance from the provisions of Section 3332.03, R-1 residential district, of the Columbus City Codes; for the property located at **1241 MANOR DR. (43232)**, to allow a two-unit dwelling in the R-1, Residential District (Council Variance #CV24-044).

**WHEREAS**, by application #CV24-044, the owner of the property at **1241 MANOR DR. (43232)**, is requesting a Council variance to allow a two-unit dwelling in the R-1, Residential District; and

**WHEREAS**, Section 3332.03, R-1 residential district, only allows single-unit dwellings, while the applicant proposes a two-unit dwelling; and

**WHEREAS**, the Far East Area Commission recommends approval; and

**WHEREAS**, the City Departments recommend approval because the requested variance will result in housing that is similar to the existing style, site design, and density of the surrounding neighborhood, and does 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 variances will not adversely affect the surrounding property or surrounding neighborhood; and

**WHEREAS**, the granting of said variances 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 of Columbus; and

**WHEREAS**, the granting of said variance will alleviate the difficulties encountered by the owner of the property located at **1241 MANOR DR. (43232)**, 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 Section 3332.03, R-1 residential district; of the Columbus City Codes; is hereby granted for the property located at **1241 MANOR DR. (43232)**, insofar as said section prohibits a two-unit dwelling in the R-1, Residential District; said property being more particularly described as follows:

**1241 MANOR DR. (43232)**, being 0.20± acres located on the west side of Manor Drive, 60± feet north of Mound Street:

Lot 68 Idlewild Manor Ext., as the same is numbered and delineated upon the recorded plat thereof, of record in plat book 20, page 15. Recorder's Office, Franklin County, OH

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a two-unit dwelling, in accordance with the submitted site plan, or those uses allowed in the R-1, Residential District.

**SECTION 3.** That this ordinance is further conditioned on the subject site being developed in general conformance with the site plan titled, "**1241 MANOR DRIVE - PARCEL 550-156204**", dated June 12, 2024, and signed by Gary Dunn, 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 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 upon the applicant obtaining all applicable permits and a Certificate of Occupancy for the proposed two-unit dwelling.

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