



Legislation Details (With Text)

File #: 2866-2014 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 11/24/2014 **In control:** Zoning Committee

On agenda: 12/15/2014 **Final action:** 12/18/2014

Title: To grant a Variance from the provisions of Sections 3332.035, R-3, Residential District; 3312.49, Number of parking spaces required; 3332.21(B), Building Lines; and 3332.25(B), Maximum side yard permitted, of the Columbus City Codes; for the property located at 248 & 252 SOUTH CARPENTER STREET (43205), to permit two three-unit dwellings on one lot with reduced development standards in the R-3, Residential District (Council Variance # CV14-033).

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD#2866-2014.Attachments, 2. Notice Of Public Hearing - Council Mtg20141215

Date	Ver.	Action By	Action	Result
12/18/2014	1	CITY CLERK	Attest	
12/16/2014	1	MAYOR	Signed	
12/15/2014	1	COUNCIL PRESIDENT	Signed	
12/15/2014	1	Zoning Committee	Approved	Pass
12/8/2014	1	Columbus City Council	Read for the First Time	

Council Variance Application: CV14-033

APPLICANT: Amy Lauerhass; Lauerhass Architecture; 753 Francis Avenue; Bexley, Ohio 43209.

PROPOSED USE: Two three-unit dwellings on one lot.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is currently undeveloped and zoned in the R-3, Residential District. The requested Council variance will allow the development of two three-unit dwellings on one lot. Variances for building lines, maximum side yards and a parking space reduction of six required spaces are also included. The site is located within the boundaries of the *Near East Area Plan (2005)*, which recommends the revitalization of residential areas, including the development of infill housing. The Plan also recommends "...housing types and density should be consistent with the housing types and densities found in the surrounding area. This general rule should consider the mixed densities that exist in the neighborhood and allow for the interspersions of doubles and rowhouses (typically found at intersections) within areas with predominantly single-family homes." The proposal is consistent with the Plan's design guidelines, which recommends that new housing be compatible with existing housing. This proposal is higher than the surrounding densities, however, considering the proposal is for one bedroom units, the actual residential intensity is not incompatible with the area. Therefore, Staff is supportive of this proposal.

To grant a Variance from the provisions of Sections 3332.035, R-3, Residential District; 3312.49, Number of parking

spaces required; 3332.21(B), Building Lines; and 3332.25(B), Maximum side yard permitted, of the Columbus City Codes; for the property located at **248 & 252 SOUTH CARPENTER STREET (43205)**, to permit two three-unit dwellings on one lot with reduced development standards in the R-3, Residential District (Council Variance # CV14-033).

WHEREAS, by application # CV14-033, the owner of property at **248 & 252 SOUTH CARPENTER STREET (43205)**, is requesting a Council variance to permit two three-unit dwellings on one lot with reduced development standards in the R-3, Residential District; and

WHEREAS, Section 3332.035, R-3, Residential District Use, permits one single-unit dwelling on one lot, while the applicant proposes two three-unit dwellings on a one lot; and

WHEREAS, Section 3312.49, Number of parking spaces required, requires two (2) parking spaces per unit for three-unit dwellings, a total of twelve (12) required spaces, while the applicant proposes to provide a total of six (6) spaces; and

WHEREAS, 3332.21(B), Building Lines, requires the building setback to be twenty-five (25) feet from South Carpenter Street, while the applicant proposes a building line of ten (10) feet; and

WHEREAS, 3332.25(B), Maximum side yard permitted, requires a total side yard of no less than sixteen (16) feet, while the applicant proposes to maintain a maximum side yard of twelve (12) feet if the alley to the south is not vacated and combined with the site; and

WHEREAS, City Departments recommend approval for this Council variance because the requested development is consistent with the *Near East Area Plan* design guidelines; and

WHEREAS, the Near East Area Commission recommends approval; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificates of Occupancy for the proposed new dwellings; 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 **248 & 252 SOUTH CARPENTER STREET (43205)**, in using said property as desired and

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 Use; 3312.49, Number of parking spaces required; 3332.21(B), Building Lines; and 3332.25(B), Maximum side yard permitted, of the Columbus City Codes, is hereby granted for the property located at **166 AND 248 & 252 SOUTH CARPENTER STREET (43205)**, insofar as said sections prohibit two three-unit dwellings on one lot; with a parking reduction from twelve (12) to six (6) spaces; and maximum side yards of twelve (12) feet; said property being more particularly described as follows:

248 & 252 SOUTH CARPENTER STREET (43205), being 0.16± acres located on the east side of Carpenter Street, 200± feet south of Bryden Road, and being more particularly described as follows:
248 South Carpenter St.
Columbus, Ohio 43205

Being Lot number Twenty-Eight (28), of George M. Parsons subdivision, of parts of lot nos. Five (5) and Six (6), of a subdivision made by James Bryden and others of the northern part of half section no. 24, TP. 5, Range 22, Refugee Lands. Plat Book 3, page 336, Recorder's Office, Franklin County, Ohio.

252 South Carpenter St.
Columbus, Ohio 43205

Being Lot Number Twenty-Nine (29) of George M. Parson's Fourth Town Street Subdivision, of a part of Lots Nos. 5 and 6 of James Bryden and Others Subdivision of the North part of Half Section No. 24, Township 5, Range 22, Refugee Lands, as the same is numbered and delineated on the recorded plat thereof, of record in Plat Book No. 3, page 336, Recorder's Office, Franklin County, Ohio.

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for two three-unit dwellings on one 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**," and elevations titled "**FRONT ELEVATION**" and "**REAR ELEVATION**," drawn and signed by Amy Lauerhass, Applicant, and dated November 20, 2014. 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 Plans 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 new dwellings.

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