



Legislation Details (With Text)

File #: 0870-2024 **Version:** 1
Type: Ordinance **Status:** Passed
File created: 3/20/2024 **In control:** Zoning Committee
On agenda: 4/8/2024 **Final action:** 4/10/2024
Title: To grant a Variance from the provisions of Section 3356.03, C-4 permitted uses, of the Columbus City Codes; for the property located at 1914 PARSONS AVE. (43207), to allow a woodworking and furniture manufacturing facility in the C-4, Commercial District (Council Variance #CV23-138).

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD#0870-2024_Attachments, 2. ORD#0870-2024_Labels

Date	Ver.	Action By	Action	Result
4/10/2024	1	CITY CLERK	Attest	
4/9/2024	1	MAYOR	Signed	
4/8/2024	1	Zoning Committee	Waive the 2nd Reading	Pass
4/8/2024	1	Zoning Committee	Adopt the findings of staff as the findings of Council	Pass
4/8/2024	1	Zoning Committee	Approved	Pass
4/8/2024	1	Zoning Committee	Accept entire staff report into evidence as an exhibit	Pass
4/8/2024	1	COUNCIL PRESIDENT	Signed	

Council Variance Application: CV23-138

APPLICANT: Brian Scono; c/o Steven M. Katz, Atty.; Katz, Pryor & DiCuccio, LLP; 503 South High Street; Columbus, OH 43215.

COLUMBUS SOUTH SIDE AREA COMMISSION RECOMMENDATION: Approval.

PROPOSED USE: Woodworking and furniture manufacturing facility.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of three parcels developed with a woodworking and furniture manufacturing facility in the C-4, Commercial District, within the Parsons Avenue Urban Commercial Overlay (UCO). The site currently has a zoning violation due to the establishment of this use without a Certificate of Zoning Clearance. A Council variance is required because the C-4 district does not permit manufacturing uses, while the request proposes to legitimize the use and to resolve the violation. The site is located within the planning boundaries of the *South Side Plan* (2014), which recommends "Neighborhood Mixed Use" land uses at this location. Although the proposed use is inconsistent with the Plan's recommendation, staff acknowledges that the proposal will conform the existing use on the site and does not introduce an incompatible use to the area.

To grant a Variance from the provisions of Section 3356.03, C-4 permitted uses, of the Columbus City Codes; for the

property located at **1914 PARSONS AVE. (43207)**, to allow a woodworking and furniture manufacturing facility in the C-4, Commercial District (Council Variance #CV23-138).

WHEREAS, by application #CV23-138, the owner of property at **1914 PARSONS AVE. (43207)**, is requesting a Variance to allow a woodworking and furniture manufacturing facility in the C-4, Commercial District; and

WHEREAS, Section 3356.03, C-4 permitted uses, does not allow a woodworking and furniture manufacturing facility, while the applicant proposes to legitimize a woodworking and furniture manufacturing facility; and

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

WHEREAS, the City Departments recommend approval because the request will legitimize an established use that is retail in nature, and does not introduce an incompatible use to the area; and

WHEREAS, said ordinance requires separate submission for all applicable permits and 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 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 **1914 PARSONS 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 Section 3356.03, C-4 permitted uses, of the Columbus City Codes; is hereby granted for the property located at **1914 PARSONS AVE. (43207)**, insofar as said section prohibits a woodworking and furniture manufacturing facility in the C-4, Commercial District; said property being more particularly described as follows:

1914 PARSONS AVE. (43207), being 0.31± acres located on the east side of Parsons Avenue, 100± feet north of Marion Road, and being more particularly described as follows:

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

Being Lots Numbers Four (4), Five (5), Six (6) and part of Lot Number Seven (7) of HUBBARD's SOUTH SIDE ADDITION to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, page 31, Recorder's Office, Franklin County, Ohio.

Further described in the following manner;

Beginning at a point in the east line of Parsons Avenue at the northwest corner of said Lot 4;

Thence, southerly with the west line of Lots 4, 5, 6, and 7, 92.24' to a point 4" south of the north face of the north wall of the two-story brick building now occupying Lot 7;

Thence, easterly, parallel to the north face of said wall and 4" within said wall and continuing with said line extended easterly 140' plus or minus to a point in the east line of Lot 7;

Thence, northerly along the east line of Lots 7, 6, 5, and 4 to the northeast corner of Lot 4, 92.43'; Thence westerly along the north line of Lot 4, 140' plus or minus to the place of beginning.

Parcel Number: 010-029039, 010-038822, & 010-038823

Property Address: 1914 Parsons Avenue, Columbus, OH 43207

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a woodworking and furniture manufacturing facility, or those uses permitted in the C-4, Commercial District.

SECTION 3. That this ordinance is further conditioned upon 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.