



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1150-2005, **Version:** 1

Council Variance Application: CV05-026

APPLICANT: Brian Humble; 1240 Williams Road; Columbus, Ohio 43207.

PROPOSED USE: To conform an existing single-family dwelling in the M, Manufacturing District.

CITY DEPARTMENTS' RECOMMENDATION: Approval. This variance will allow an existing single-family dwelling to be conforming in the M, Manufacturing District. A Council variance is necessary in that single-family dwellings are prohibited in the M, Manufacturing District. A hardship exists in that the lending institution will only finance a conforming use in the district, and the owners cannot preserve the building without additional financing.

To grant a Variance from the provisions of Section 3363.01, M, Manufacturing District, for the property located at **1240 WILLIAMS ROAD (43207)**, to permit an existing single-family dwelling in the M, Manufacturing District (Council Variance # CV05-026).

WHEREAS, by application No. CV05-026, the owner of property at **1240 WILLIAMS ROAD (43207)**, is requesting a Council variance to permit an existing single-family dwelling in the M, Manufacturing District; and

WHEREAS, Section 3363.01, M-manufacturing district, prohibits single-family dwelling use, while the applicant proposes to make an existing single-family dwelling a conforming use on the property; and

WHEREAS, City Departments recommend approval and note a hardship exists because the lending institution will not finance this existing non-conforming 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 **1240 WILLIAMS ROAD (43207)**, in using said property as desired; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. Variance from the provisions of Sections 3363.01, M-manufacturing district, is hereby granted for the property located at **1240 WILLIAMS ROAD (43207)**, insofar that said section prohibits a single-family dwelling in the M, Manufacturing District; said property being more particularly described as follows:

1240 WILLIAMS ROAD (43207), being 0.38± acres located on the north side of Williams Road , located on the north side of Williams Road, 120± feet west of the intersection of Williams Road and Lockbourne Industrial Parkway, being more particularly described as follows:

Legal Description: Situated in Ohio, County of Franklin, City of Columbus, Being 0.382 Acres in part of Southwest Quarter of Section 11 Township 4 Range 22 Mathew's survey of Congress Lands.

Beginning at the Southwest corner of said 0.382 acre tract at a point in the center of Williams Rd, said point being 1048.42 feet, measured along the center of Williams Rd. from the intersection of Lockbourne and Williams Roads.

Thence N. 5 degrees 16' E., along the west line of said 0.382 acres, a distance of 264' to an iron pin;

Thence S. 85 degrees 00' E., and parallel to Williams Rd. a distance of 63 feet to an iron pin;

Thence W. 5 degrees 16' W., and parallel to the west line, a distance of 264.0 feet to a point in the center of Williams Rd.

Thence N. 85 degrees 00' W., along the center of said road a distance of 63.0 feet to the place of beginning, containing 0.382 acres.

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a single-family dwelling, or those uses permitted in the M, Manufacturing District.

SECTION 3. That this ordinance is further conditioned upon compliance with R-3 Residential District standards for any additions to the existing structures, the construction of any accessory structures, or the reconstruction of any structures.

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