



# City of Columbus

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

## Legislation Text

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**File #:** 1050-2007, **Version:** 1

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**Council Variance Application: CV07-018**

**APPLICANT:** Pamela Anderson; c/o Ernie Cook, Agent; 4720 Elliott Road; Hilliard, OH 43026.

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

**GREATER HILLTOP AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. This request will permit an existing two-family dwelling to remain in the R-3, Residential District. A Council variance is necessary because two-family dwellings are not a permitted use in the R-3, Residential District. A hardship exists because the structure is non-conforming in the R-3, Residential Zoning District which limits the applicant's financing options. Staff recommends approval because the existing dwelling is consistent with the surrounding land use pattern and has posed no detrimental effect on the surrounding neighborhood since its construction in 1925.

To grant a Variance from the provisions of Section 3332.035, R-3, Residential District, of the Columbus City Codes, for the property located at **370-372 WREXHAM AVENUE (43223)**, to permit an existing two-family dwelling to remain in the R-3, Residential District (Council Variance # CV07-018).

**WHEREAS**, by application No. CV07-018, the owner of property at **370-372 WREXHAM AVENUE (43223)**, is requesting a Council Variance to permit an existing two-family dwelling to remain in the R-3, Residential District; and

**WHEREAS**, Section 3332.035, R-3, Residential District, prohibits two-family dwellings, while the applicant proposes to maintain an existing two-family dwelling; and

**WHEREAS**, the Greater Hilltop Area Commission recommends approval; and

**WHEREAS**, City Departments recommend approval because the existing dwelling is consistent with the surrounding land use pattern and has posed no detrimental effect on the surrounding neighborhood since its construction in 1925; and

**WHEREAS**, said ordinance requires separate submission for all applicable permits 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 **370-372 WREXHAM AVENUE (43223)**, 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 3332.035, R-3, Residential District, of the Columbus City Codes, is hereby granted for the property located at **370-372 WREXHAM AVENUE (43223)**, insofar as said section prohibits a two-family dwelling; said property being more particularly described as follows:

**370-372 WREXHAM AVENUE (43223)**, being 0.08± acres located on the east side of Wrexham Avenue, 260± feet north of Sullivant Avenue, and being more particularly described as follows:

Legal Descriptions of 370 & 372 Wrexham Ave. Columbus, Ohio

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

Being Ninety (90) feet off the west end of Lot Number Fifty Nine (59) of MOLING AND LECHNER'S ADDITION, as the same in numbered and delineated upon plat Thereof, of record in Plat Book 4, page 95, 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 a two-family dwelling, or those uses permitted in the R-3, Residential District.

**SECTION 3.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.