



# City of Columbus

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

## Legislation Text

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**File #:** 3108-2018, **Version:** 1

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**Council Variance Application: CV18-076**

**APPLICANT:** Banyon Park Resources, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street; Columbus, OH 43215.

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

**COLUMBUS SOUTH SIDE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The requested Council variance will permit a former residential care facility with three suites to be converted to a three-unit dwelling. The site is zoned in the R-2F, Residential District which only permits one- or two-unit dwellings. A parking variance is also included to reduce the required number of spaces from six to three which is an existing condition. The site is within the planning area of the *South Side Plan* (2014), which recommends "Medium-High Density" land uses for this location. Because of the existing features of the residential care facility which contained three suites and reduced parking, the proposed three-unit dwelling is supported as it will not introduce an incompatible use to the neighborhood. The request is also consistent with the land use recommendation of the *South Side Plan*.

To grant a Variance from the provisions of Sections 3332.037 R-2F residential district use; and 3312.49, Minimum numbers of parking spaces required, of the City of Columbus codes; for the property located at **500 EAST COLUMBUS STREET (43206)**, to permit a three-unit dwelling with reduced parking in the R-2F, Residential District (Council Variance # CV18-076).

**WHEREAS**, by application #CV18-076, the owner of property at **500 EAST COLUMBUS STREET (43206)**, is requesting a Council variance to permit a three-unit dwelling with reduced parking in the R-2F Residential District; and

**WHEREAS**, Section 3332.037, R-2F residential district use, does not permit a three-unit dwelling, while the applicant proposes to convert the existing building as a three-unit dwelling; and

**WHEREAS**, Section 3312.49, Minimum number of parking spaces required, requires two parking spaces for each unit, for a total of six parking spaces, while the applicant proposes to maintain the existing condition of three parking spaces; and

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

**WHEREAS**, the City Departments recommend approval because the proposed three-unit dwelling will not introduce an incompatible use to the neighborhood and is consistent with the "Medium-High Density" land use recommendation of the *South Side Plan*; and

**WHEREAS**, said ordinance requires separate submission for all applicable permits and Certificates of Occupancy for the proposed uses; 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 **500 EAST COLUMBUS STREET (43206)**, in using said property as desired;

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

**SECTION 1.** That a variance from the provisions of Sections 3332.037 residential district use; and 3312.49, Minimum numbers of parking spaces required, of the Columbus City codes, is hereby granted for the property located at **500 EAST COLUMBUS STREET (43206)**, insofar as said sections prohibit a three-unit dwelling with reduced parking from six to three parking spaces in the R-2F, Residential District, said property being more particularly described as follows:

**500 EAST COLUMBUS STREET (43206)**, being 0.26± acres located at the northeast corner of East Columbus Street and Washington Avenue, and being more particularly described as follows:

Parcels: 010-048171 & 010-019016.

Situated in the State of Ohio, County of Franklin, and City of Columbus and bounded and described as follows:

Being Lots Numbered Ninety-four (94) and Ninety-five (95) of CHAPMAN'S ADDITION as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, page 168, 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 three-unit dwelling or those uses permitted in the R-2F, Residential District.

**SECTION 3.** That this ordinance is further conditioned on the applicant obtaining all applicable permits and Certificates of Occupancy for the proposed uses.

**SECTION 4.** That this ordinance is further conditioned on the applicant combining tax parcels 010-048171 and 010-019016 into one parcel prior to submittal for the Certificate of Zoning Clearance.

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