



Legislation Text

File #: 1133-2024, Version: 1

Council Variance Application: CV24-018

APPLICANT: Juliet Bullock, Juliet Bullock Architects; 4886 Olentangy Boulevard; Columbus, OH 43214.

PROPOSED USE: Multi-unit residential development.

HISTORIC RESOURCES COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a four-unit dwelling and two detached garages in the M, Manufacturing District, and is subject to Ordinance #0853-2006 (CV06-010), which proposed an additional three-unit dwelling on the property. The requested variance replaces the intended three-unit dwelling with a four-unit dwelling, for a total of eight units on the subject site. A Council Variance is necessary to allow multi-unit residential development in the M, Manufacturing District. Variances for front setbacks, drive aisle width, driveway width, maneuvering area, and minimum number of parking spaces are included in this request. The site is within the planning area of the *Brewery District Plan* (1992), which encourages mixed use development and residential character, and promotes opportunities for shared parking. Staff finds the requested variances to be supportable as they will allow multi-unit residential development that is consistent with similar residential infill in urban neighborhoods, and notes that this site is within the initial focus area of the Zone In initiative, and the contemplated mixed-use zoning designations will allow ground floor residential uses.

To grant a Variance from the provisions of Sections 3363.01 M-manufacturing districts; 3312.09, Aisle; 3312.13(B), Driveway; 3312.25, Maneuvering; 3312.49, Required parking; and 3372.604(A), Setback requirements, of the Columbus City Codes; for the property located at **1070 S. FRONT ST. (43206)**, to allow multi-unit residential development with reduced development standards in the M, Manufacturing District, and to repeal Ordinance #0853-2006 (CV06-010), passed on June 19, 2006, and Ordinance #1656-2005 (CV05-044), passed October 24, 2005 (Council Variance #CV24-018).

WHEREAS, by application #CV24-018, the owner of property at **1070 S. FRONT ST. (43206)**, is requesting a Council variance to allow a multi-unit residential development with reduced development standards in the M, Manufacturing District; and

WHEREAS, Section 3363.01, Manufacturing districts, prohibits multi-unit residential development, while the applicant proposes an additional four-unit dwelling on a site that is developed with a four-unit dwelling; and

WHEREAS, Section 33212.09, Aisle, requires a minimum drive aisle width of 20 feet, while the applicant proposes a reduced drive aisle width of 10 feet, as shown on the site plan; and

WHEREAS, Section 3333.13(B), Driveway, requires a minimum driveway width of 20 feet for two-way traffic flow, while the applicant proposes a reduced driveway width of 10 feet, as shown on the site plan; and

WHEREAS, Section 3312.25, Maneuvering, requires a maneuvering area of 20 feet, while the applicant proposes reduced maneuvering area of 10 feet on the subject site, with 10 feet on the adjacent parcel to the east, as shown on the

site plan; and

WHEREAS, Section 3312.49, Required parking, requires 1.5 parking spaces per dwelling unit for a total of 12 required parking spaces for eight units, while the applicant proposes a total of nine parking spaces; and

WHEREAS, Section 3372.604, Setback requirements, requires a minimum building setback of zero feet and a maximum setback of 10 feet, while the applicant proposes increased building setbacks of between 10.21-10.5 feet for the existing four-unit dwelling, and between 11.45-11.9 feet for the proposed four-unit dwelling, as shown on the site plan; and

WHEREAS, the Historic Resources Commission recommends approval, and

WHEREAS, the City Departments recommend approval because the variances will allow multi-unit residential development that is consistent with residential infill development in urban neighborhoods, and notes that this site is within the initial focus area of the Zone In initiative, which proposes ground floor residential uses; and

WHEREAS, this ordinance requires separate submission for all applicable permits and a 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 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 **1070 S. FRONT ST. (43206)**, 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 Sections 3363.01 M-manufacturing districts; 3312.09, Aisle; 3312.13(B), Driveway; 3312.25, Maneuvering; 3312.49, Required parking; and 3372.604(A), Setback requirements, of the Columbus City Codes; for the property located at **1070 S. FRONT ST. (43206)**, insofar as said sections prohibit multi-unit residential development in the M, Manufacturing district; with reduced drive aisle width from 20 feet to 10 feet; reduced driveway width from 20 feet to 10 feet; reduced maneuvering area from 20 feet to 10 feet; a reduction in the required number of parking spaces from 12 to nine spaces; and an increase in maximum building setbacks from 10 feet to between 10.21-10.5 feet for the existing four-unit dwelling, and to between 11.45-11.9 feet for the proposed four-unit dwelling, said property being more particularly described as follows:

1070 S. FRONT ST. (43206), being 0.35± acres located on the southeast corner of South Front Street and West Redbud Alley, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 29, Township 5, Range 22, Refugee Lands, being part of Lot 3 of John and Philip Knopf's Subdivision as recorded in plat book 2, page 34, being part of Grange Mutual Casualty Company, an Ohio not - for - profit Corporation's 0.5 86-acre tract described in Instrument Number 199801070004598, and said 0.345-acre tract being more particularly described as follows:

Beginning at a 5/8" iron pin found with cap marked "CLAPSADDLE RS #6 140" at the northwest corner of said Lot 3, in the east line of Front Street (50 feet wide), and in the south line of Red Bud Alley (30 feet wide), said iron pin also marking the northwest corner of said 0.586 acre tract and the place of beginning; Thence South 84°52'40" East (assumed bearing) 124.91 feet, following the north line of said Lot 3, the south line of Red Bud Alley, and the north line of said 0.586 acre tract, to a 5/8" iron pin found with cap marked "CLAPSADDLE RS #6 140" at the northwest corner of Brian

L. House's 0.242 acre tract described in Instrument Number 199912140306565;

Thence South 05°13'09" West 120.26 feet, departing from the south line of Red Bud Alley, crossing said Lot 3, following an east line of said 0.586-acre tract and the west line of said 0.242-acre tract, passing at 60.26 feet a 5/8" iron pin found with cap marked "CLAPSADDLE RS #6 140" at the southwest corner of said 0.242-acre tract, thereafter crossing said 0.586 acre tract, to a 1/4" iron pipe found at the northeast corner of a 10 feet wide alley vacated by City of Columbus Ordinance No. 1057-00; Thence North 84°51'35" West 124.70 feet, following the south line of said Lot 3, the south line of said 0.586 acre tract, and the north line of said vacated alley, to a point in the east line of Front Street, said point bearing South 89°] 5'34" East 0,85 feet from a 3/4" iron pipe found with cap marked "EMHT"; Thence North 05°07'09" East 120.22 feet, following the west line of said Lot 3, the east line of Front Street, and the west line of said 0.586 acre tract, to the place of beginning, containing 0.345 acre, more or less, and being subject to all valid easements and restrictions of record.

Parcel No.: 010-279245

Property Address: 1070 South Front Street, Columbus, Ohio 43206.

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a multi-unit residential development containing up to eight units in the M, Manufacturing District.

SECTION 3. That this ordinance is further conditioned on the subject site being developed in general conformance with the plan titled, "**PROPOSED SITE PLAN**," dated March 22, 2024, and signed by Juliet Bullock, Agent for the Applicant. The plan 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 adjustment to the plan shall be reviewed and may be approved 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 a Certificate of Occupancy for the proposed use.

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

SECTION 6. That Ordinance #0853-2006 (CV06-010), passed on June 19, 2006, and Ordinance #1656-2005 (CV05-044), passed October 24, 2005 be and are hereby repealed.