



Legislation Text

File #: 0393-2006, **Version:** 1

Council Variance Application: CV05-065

APPLICANT: Susan Coe; 32 Thurman Avenue; Columbus, OH 43204.

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

BREWERY DISTRICT COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. This variance will allow four (4) existing single-family dwellings, with reduced development standards, to be conforming in the M, Manufacturing District. The site includes two (2) single-family dwellings on each of two (2) lots. Approval of this request will allow the lots to be split into four (4) lots as shown on the included plan. This request is consistent with the goals of *The Brewery District Plan* (1992), Southern Tier, which include to "preserve and enhance the area as a residential/low intensity commercial, mixed-use district" and to "preserve the residential character of the area." Approval of this request will allow for replacement of the current structures if they are destroyed by 50% or more.

To grant a Variance from the provisions of Sections 3363.01, M-manufacturing districts and 3342.28, Minimum number of parking spaces required for the property located at **754 SOUTH FRONT STREET & 758 SOUTH FRONT STREET (INCLUDING 753 & 757 SOUTH WALL STREET) (43206)**, to permit two existing single-family dwellings on each of two contiguous lots with reduced development standards in the M, Manufacturing District (Council Variance #CV05-065).

WHEREAS, by application No. CV05-065, the owners of property at **754 SOUTH FRONT STREET & 758 SOUTH FRONT STREET (INCLUDING 753 & 757 SOUTH WALL STREET) (43206)**, are requesting a Council variance to permit four existing single-family dwellings in the M, Manufacturing District; and

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

WHEREAS, Section 3342.28, Minimum number of parking spaces required, requires two (2) spaces for each of the four (4) proposed lots while the applicant proposes to maintain zero (0) spaces for each of the proposed lots; and

WHEREAS, The Brewery District Commission recommends approval; and

WHEREAS, City Departments recommend approval because this request is consistent with the goals of *The Brewery District Plan* (1992), Southern Tier, which include to "preserve and enhance the area as a residential/low intensity commercial, mixed-use district" and to "preserve the residential character of the area." This variance will allow four (4) existing single-family dwellings, with reduced development standards, to be conforming in the M, Manufacturing District. The site includes two (2) single-family dwellings on each of two (2) lots. Approval of this request will allow the lots to be split into four (4) lots as shown on the included plan. This request is consistent with the goals of *The Brewery District Plan* (1992), Southern Tier, which include to "preserve and enhance the area as a residential/low intensity commercial, mixed-use district" and to "preserve the residential character of the area." Approval of this request will allow for replacement of the current structures if they are destroyed by 50% or more; 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 **754 SOUTH FRONT STREET & 758 SOUTH FRONT STREET (INCLUDING 753 & 757 SOUTH WALL STREET) (43206)**, in using said property as desired; now, therefore:

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

Section 1. Variances from the provisions of Sections 3363.01, M-manufacturing districts and 3342.28, Minimum number of parking spaces required for the property located at **754 SOUTH FRONT STREET & 758 SOUTH FRONT STREET (INCLUDING 753 & 757 SOUTH WALL STREET) (43206)**, insofar as said sections prohibit single-family dwellings and a reduction in parking spaces from two (2) to zero (0) for each dwelling, said property being more particularly described as follows:

Legal Descriptions

754 South Front Street (including 753 South Wall Street)

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

Being Lot Number 162 in C.F. Jaeger's 21st Addition to the City of Columbus, as the said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 213, Recorder's Office, Franklin County, Ohio

Auditor's Parcel No.: 010-021252

758 South Front Street (including 757 South Wall Street)

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

Being Lot Number 163 in C.F. Jaeger's 21st Addition to the City of Columbus, as the said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 213, Recorder's Office, Franklin County, Ohio

Auditor's Parcel No.: 010-021250

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

Section 3. That this ordinance is further conditioned to be consistent with the Certificates of Appropriateness from the Brewery District Commission, dated January 5, 2006 and the drawing titled "**PLAT OF LOT SPLITS**" signed by Susan Coe, applicant, and dated January 17, 2006. Any slight adjustment to the drawing shall be subject to review and approval by the Director of the Department of Development, or his designee, upon submission of the appropriate data regarding the proposed adjustment.

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