



City of Columbus

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

Legislation Text

File #: 0651-2018, **Version:** 1

Council Variance Application: CV17-079

APPLICANT: The REllis Group; c/o Robert Ellis; 995 Goodale Boulevard, 2nd Floor; Columbus, OH, 43212.

PROPOSED USE: A carriage house on a lot developed with a single-unit dwelling.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a single-unit dwelling zoned in the R-2F, Residential District. The requested Council variance will permit the addition of a carriage house on the rear of the property. The variance is necessary because the R-2F district prohibits two separate single-unit dwellings on the same lot. Variances for reduced number of parking spaces, lot width, lot area, fronting, minimum side yard, and rear yard are included in this request. The site is within the boundaries of the *Harrison West Plan* (2005), which recommends "One and Two Family" land uses for this location. The Plan also recommends that redevelopment be consistent in character and scale with the existing single- and two-unit dwellings. Although this block of Michigan Avenue has not been developed with carriage houses, the Planning Division has determined that the proposed carriage house as a second unit is consistent with the Plan's recommendations for this type of development, and is in character and scale with the existing surrounding single- and two-unit dwellings.

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3312.49, Minimum numbers of parking spaces required; 3332.05, Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting on a public street; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, for the property located at **983 MICHIGAN AVENUE (43201)**, to permit two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance # CV17-079).

WHEREAS, by application # CV17-079, the owner of property at **983 MICHIGAN AVENUE (43201)**, is requesting a Council Variance to permit a single-unit dwelling (a carriage house) on the rear of a lot developed with a single-unit dwelling with reduced development standards in the R-2F, Residential District; and

WHEREAS, Section 3332.037, R-2F, residential district, prohibits two single-unit dwellings on one lot, while the applicant proposes to develop a dwelling unit above a garage (carriage house) on a lot developed with a single-unit dwelling; and

WHEREAS, Section 3312.49, Minimum numbers of parking spaces required, requires 2 parking spaces per dwelling unit, or 4 spaces total for 2 units, while the applicant proposes 2 parking spaces; and

WHEREAS, Section 3332.05, Area district lot width requirements, requires a minimum lot width of 50 feet in the R-2F, Residential District, while the applicant proposes to maintain a lot width of 30 feet; and

WHEREAS, Section 3332.14, R-2F area district requirements, requires a single-unit dwelling or other principal building to be situated on a lot of no less than 6,000 square feet in area, while the applicant proposes two separate single-unit dwellings on a lot that contains 3,000 ± square feet; and

WHEREAS, Section 3332.19, Fronting on a public street, requires a dwelling unit to have frontage on a public street,

while the applicant proposes no frontage for the rear carriage house dwelling; and

WHEREAS, Section 3332.26, Minimum side yard permitted, requires a minimum side yard of 3 feet, while the applicant proposes a minimum side yard of approximately 2 feet on the south side of the proposed rear carriage house dwelling, and to maintain the existing side yard of 2 feet on the south side of the principal dwelling; and

WHEREAS, Section 3332.27, Rear yard, requires a rear yard totaling no less than 25 percent of the total lot area, while the applicant proposes no rear yard for the rear carriage house dwelling; and

WHEREAS, City Departments recommend approval because the requested variances would permit a carriage house development in character and scale with the dwellings in the surrounding neighborhood. Although this block of Michigan Avenue has not been developed with carriage houses, the proposed carriage house as a second unit is consistent with the Plan's recommendations for this type of development; 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 **983 MICHIGAN AVENUE (43201)**, in using said property as desired; now, therefore:

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

SECTION 1. That a variance be granted from the provisions of Sections 3332.037, R-2F, residential district; 3312.49, Minimum numbers of parking spaces required; 3332.05, Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting on a public street; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, for the property located at **983 MICHIGAN AVENUE (43201)**, insofar as said sections prohibit two single-unit dwellings on one lot in the R-2F, Residential District; a parking space reduction from 4 spaces to 2 spaces; a reduced lot width from 50 feet to 30 feet; a reduction in the required lot area from 6,000 square feet to 3,000± square feet; no frontage on a public street for the rear carriage house dwelling; reduced minimum side yards from 3 feet to 2 feet on the south side of the rear carriage house dwelling, and to 2 feet on the south side of the existing principal dwelling; and no rear yard for the carriage house; said property being more particularly described as follows:

983 MICHIGAN AVENUE (43201), being 0.07± acres located on the west side of Michigan Avenue, 90± north of West First Avenue, and being more particularly described as follows:

Being Lot # 680 of COLLINS ATKINSON & GUITNERS ADDN, of record in Plat Book 2, Page 222, Franklin County Recorder's Office

Property Known As: 983 Michigan Avenue, Columbus, OH 43201
Parcel No.: 010-000894-00

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-unit dwelling and a rear single-unit carriage house on the same lot, or those uses permitted in the R-2F, Residential District.

SECTION 3. That this ordinance is further conditioned on the subject site being developed in general conformance with the site plan and elevation drawings titled, "**CARRIAGE HOUSE, 983 MICHIGAN AVENUE,**" signed by Robert Ellis, Applicant, and dated June 16, 2018. The plans 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 adjustments to the plan shall be subject to review and approval 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 uses.

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