



City of Columbus

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

Legislation Text

File #: 0239-2013, **Version:** 1

Council Variance Application: CV12-057

APPLICANT: Newbury Builders LLC; 169 South Liberty Street; Powell, Ohio 43065.

PROPOSED USE: To allow one- and two-unit dwellings in the L-ARLD, Limited Apartment Residential District.

CITY DEPARTMENTS' RECOMMENDATION: Approval. This application is to allow one- and two-unit dwellings in the L-ARLD Limited Apartment Residential District. Staff finds that the allowance for different dwelling-unit configurations in this development will have no negative impact of the residents in and around this development.

To grant a Variance from the provisions of Section 3333.02, ARLD, Apartment Residential District Use, of the Columbus City Codes, for the property located at **3888 RENNES DRIVE (43221)**, to permit one- and two-unit dwellings in the L-ARLD, Limited Apartment Residential District. (Council Variance # CV12-057).

WHEREAS, by application #CV12-057, the owner of property at **3888 RENNES DRIVE**, is requesting a Variance to permit two-unit dwellings in the L-ARLD, Limited Apartment Residential District; and

WHEREAS, Section 3333.02, ARLD, Apartment Residential District Use, prohibits one- and two-unit dwellings in the ARLD, Apartment Residential District; and

WHEREAS, City Departments recommend approval for this noting that different dwelling-unit configurations in this development will have no negative impact of the residents in and around this development; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificate of Zoning Clearance 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 **3888 RENNES DRIVE**, in using said property as desired and

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

SECTION 1. Variances from the provisions of Section 3333.02, ARLD, Apartment Residential District Use; of the Columbus City Codes are hereby granted for the property located at **3888 RENNES DRIVE**, insofar as said section prohibits one- and two-unit dwellings, and with said property being more particularly described as follows:

3888 RENNES DRIVE (43221), being 8.8± acres located west of the terminus of Antrim Road, and being more particularly described as follows:

Parcel Description ~ 8.8 Acres
East of Edwards Farms Road
South of Hayden Run Road

Situated in the State of Ohio, County of Franklin, City of Columbus, Survey Number 4854 of the Virginia Military District, and being the residuum of that 23.201 acre tract conveyed to Brittany Place, L.P. by deed of record in Instrument Number 200501240013936 and Instrument Number 200501240013937, and described as follows:

Beginning at the original northeast corner of said 23.201 acre tract, the same being the northwest corner of The Villages at Hayden Run Section No. 3 as recorded in Plat Book 64, Page 76 and in the south line of Saddlebrook Section No. 8 as recorded in Plat Book 67, Page 70, in the north line of said Survey No. 4854;

Thence S 31° 36' 35" E, along the original east line of said 23.201 acre tract, 693.19 feet to the original southeast corner thereof, the same being the northeast corner of Davidson Run Section 2 as recorded in Plat Book 81, Page 66;

Thence S 66° 58' 19" W, along the original south line of said 23.201 acre tract, 802.67 feet to the southeast corner of The Brittany Place Condominium Community Seventh Amendment as recorded in Condominium Plat Book 229, Page 77;

Thence N 23° 01' 41" W, along an east line of said Seven Amendment, 107.55 feet to an angle point thereof;

Thence N 02° 17' 45" W, along an east line of said Seven Amendment, 59.90 feet to a corner thereof, the same being a corner to The Brittany Place Condominium Community Sixth Amendment ~ Part 2 as recorded in Condominium Plat Book 215, Page 75;

Thence N 66° 47' 50" E, along a south line of said Sixth Amendment ~ Part 2, 91.15 feet to a corner thereof;

Thence N 12° 41' 32" E, along the east line of said Sixth Amendment ~ Part 2 and an east line of The Brittany Place Condominium Community Fourth Amendment as recorded in Condominium Plat Book 201, Page 5, 304.36 feet to an angle point in the east line of said Fourth Amendment;

Thence N 24° 00' 31" W, along an east line of said Fourth Amendment, 271.30 feet to the northeast corner thereof, in the south line of said Saddlebrook Section No. 8, the same being the original north line of said 23.201 acre tract;

Thence N 66° 31' 32" E, along the original north line of said 23.201 acre tract, 413.84 feet to the Point of Beginning, and containing 8.8 acres, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on November 30, 2012 and is based on existing records.

Bearings are based on the same as shown in Instrument Numbers 200501240013936 and Instrument Number 200501240013937.

All references used in this description can be found at the 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 one- and two-unit dwellings or those uses permitted in the L-ARLD, Limited Apartment Residential District established with Z01-070.

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