



Legislation Text

File #: 1700-2024, **Version:** 1

Council Variance Application: CV24-046

APPLICANT: HNHF Realty Collaborative - Healthy Homes; c/o Emily Long Rayfield; P.O. Box 77499; Columbus, OH 43211.

PROPOSED USE: Two-unit dwelling.

NORTH LINDEN AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one undeveloped parcel in the R-3, Residential District. The requested Council variance will allow a two-unit dwelling to be constructed on the property. A variance is required because the R-3 district does not allow two-unit dwellings. Variances to lot width, and building and parking setbacks are included in this request. The site is located within the planning boundaries of the *North Linden Neighborhood Plan Amendment* (2014), which recommends "Medium Density Mixed Residential" land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). Staff supports the requested use and building design as both are consistent with the Plan's land use recommendation and C2P2 design guidelines, and notes that the proposal provides additional housing as prioritized in citywide initiatives.

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; 3312.27(3), Parking setback line; 3332.05(A)(4), Area district lot width requirements; and 3332.22(A)(2), Building lines on corner lots-Exceptions, of the Columbus City Codes; for the property located at **1418-1420 REPUBLIC AVE. (43211)**, to allow a two-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV24-046).

WHEREAS, by application #CV24-046, the owner of property at **1418-1420 REPUBLIC AVE. (43211)**, is requesting a Council variance to allow a two-unit dwelling with reduced development standards in the R-3, Residential District; and

WHEREAS, Section 3332.035, R-3 residential district, allows a single-unit dwelling, while the applicant proposes a two-unit dwelling, as shown on the submitted site plan; and

WHEREAS, Section 3312.27(3), Parking setback line, requires a parking setback line of 10 feet from Dresden Street, while the applicant proposes a reduced parking setback of 2.3± feet; and

WHEREAS, Section 3332.05(A)(4), Area district lot width requirements, requires a minimum lot width of fifty feet in the R-3, Residential District, while the applicant proposes to maintain a reduced a lot width of 40.63 feet; and

WHEREAS, Section 3332.22(A)(2), Building lines on corner lots-Exceptions, requires a minimum building line of 20 percent of the width of the lot for a total of 8.2 feet for a lot width of 40.63 feet, while the applicant proposes a reduced building line of 5.31 feet along Dresden Street, as shown on the submitted site plan; and

WHEREAS, the North Linden Area Commission recommends approval; and

WHEREAS, the City Departments recommend approval because this request is consistent with the land use recommendation of the *North Linden Neighborhood Plan Amendment*, provides additional housing as prioritized in citywide initiatives, and does not introduce an incompatible use to the area; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificate of Occupancy for the proposed two-unit dwelling; 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 the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect 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 owner of the property located at **1418-1420 REPUBLIC AVE. (43211)** 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 3332.035, R-3, residential district; 3312.27(3), Parking setback line; 3332.05(A)(4), Area district lot width requirements; and 3332.22(A)(2), Building lines on corner lots-Exceptions, of the Columbus City Codes; is hereby granted for the property located at **1418-1420 REPUBLIC AVE. (43211)**, insofar as said sections prohibit a two-unit dwelling in the R-3, Residential District; with a reduction in the required parking setback line along Dresden Street from 10 to 2.3± feet; a reduced lot width from 50 to 40.63± feet; and a reduction in the building line along Dresden Street from 8.2± to 5.31± feet; said property being more particularly described as follows:

1418-1420 REPUBLIC AVE. (43211), being 0.13± acres located at the northwest corner of Dresden Street and Republic Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being Lot Number Two Hundred Sixty-Seven (267) in Highway Park Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 14 Page 9, Recorder's Office, Franklin County, Ohio.

Address: 1418 Republic Avenue, Columbus, OH 43211

Parcel No.: 010-061395

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a two-unit dwelling, or combination thereof, or those uses permitted in the R-3, residential district.

SECTION 3. That this ordinance is further conditioned on the subject site being developed in general conformance with the site plan titled, "**SITE STUDY**," dated June 5, 2024, and signed by Emily Long Rayfield, 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 adjustments to the plans shall be subject to review and approval by the Director of the Department 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 upon the applicant obtaining all applicable permits and a Certificate of Occupancy for the proposed two-unit dwelling.

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