



Legislation Text

File #: 1248-2016, **Version:** 1

Council Variance Application CV15-078

APPLICANT: Rose Man; 5834 Place de la Concorde Street West; Columbus, OH 43229.

PROPOSED USE: Single-unit dwelling.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested Council variance will allow a single-unit dwelling within an accessory structure at a vacant commercial swimming pool zoned C-4, Commercial District. The new owners will be renovating the property for future use and wish to live on-site to save time and money during the renovation. The site is located within the *Northland I Area Plan* (2014), which recommends institutional uses at this location. The Plan also recommends that redevelopment of institutional sites should be compatible with the surrounding area. Given the educational and recreational uses that are prevalent on this side of Beechcroft Road, and the residential uses on the west side of Beechcroft Road, the proposed residential use is supported. To ensure compatibility of the proposed residence with future commercial development on this property, the use is conditioned on being the sole use or only in conjunction with fruit and vegetable market, educational, or garden center commercial uses.

To grant a Variance from the provisions of Section 3356.03, C-4, permitted uses; for the property located at **6000 BEECHCROFT ROAD (43229)**, to permit a single-unit dwelling in the C-4, Commercial District (Council Variance # CV15-078).

WHEREAS, by application No. CV15-078, the owner of property at **6000 BEECHCROFT ROAD (43229)**, is requesting a Council variance to permit a single-unit dwelling in the C-4, Commercial District; and

WHEREAS, Section 3356.03, C-4 Permitted Uses, permits dwelling units only above certain commercial uses, while the applicant proposes a single-unit dwelling; and

WHEREAS, The City Departments recommend approval because this request will not add an incompatible use to the area. The requested variance will permit a single-unit dwelling in the C-4, Commercial District, and the site is located within the *Northland I Area Plan* which recommends that redevelopment of institutional sites should be compatible with the surrounding area. Given the educational and recreational uses that are prevalent on this side of Beechcroft Road, and the residential uses on the west side of Beechcroft Road, the proposed residential use is supported. To ensure compatibility of the proposed residence with future commercial development on this property, the use is conditioned on being the sole use or only in conjunction with fruit and vegetable market, educational, or garden center commercial 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 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 **6000 BEEHCROFT ROAD (43229)**, 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 Section 3356.03, C-4, permitted uses, of the Columbus City Codes, is hereby granted for the property located at **6000 BEEHCROFT ROAD (43229)**, insofar as said section prohibits a single-unit dwelling in the C-4, Commercial District, said property being more particularly described as follows:

6000 BEEHCROFT ROAD (43229), being 2.55± acres located on the east side of Beechcroft Road, 1,265± feet south of Sharon Woods Boulevard, and being more particularly described as follows:

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

Being in Quarter Township 4, Township 2, Range 18, United States Military Lands, containing 2.554 acres of land, more or less, being part of 117.794 acre tract of land conveyed to Reese & Company and Complete General Construction Company by deed of record in Deed Book 2768, Page 316, and being part of that 442.103 acre tract of land described in a deed to Summer & Co., of record in Deed Book 2782, page 519, Recorder's Office, Franklin County, Ohio, said 2.554 acre tract being more particularly described as follows:

Beginning, for reference, at a point in the easterly line of said 117.794 acre tract, the same also being the easterly line of said 442.103 acre tract and the westerly line of SHARON ACRES, as said point being the northeasterly corner of SHARON WOODS, SECTION 2, is shown of record in Plat Book 40, page 59, all being of record in the Records Office, Franklin County, Ohio; thence N 2°34' 10" E, with the easterly line of said tracts, the westerly line of said SHARON ACRES, a distance of 420.00 feet to the TRUE POINT OF BEGINNING; thence, from said true point of beginning, N 87°51' 30" W, a distance of 538.18 feet to a point in the easterly line of Beechcroft Road; thence northwardly, with easterly line of Beechcroft Road and with the arc of the curve to the left, having a radius of 1400.00 feet, the chord of which N 20° 32' 59" W, a chord distance 54.20 feet to a point; thence S 87° 51' 30" E, a distance of 161.02 feet to a point; thence N. 2° 08'30" E, a distance of 210.00 feet to a point; thence S 87°51' 30" E, a distance of 400.00 feet to a point in the easterly line of said 442.103 acre tract, the westerly line of said SHARON ACRES,; thence S 2° 34' 10" W, with the easterly line of said 442.103 acre tract, the westerly line of said SHARON ACRES, a distance of 260.00 feet to the true point of beginning, and containing 2.554 acre of land, more or less.

Address: 6000 Beechcroft Road, Columbus, OH 43229

Parcel Number: 010-104134

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 as a sole use, or in conjunction with the following commercial uses: Fruit and Vegetable Market (per C-1 district); Educational Facility (per C-2 district); and Garden Center (per C-4 district).

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