



City of Columbus

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

Legislation Text

File #: 0855-2016, **Version:** 1

Council Variance Application: Z15-055

APPLICANT: Kenneth Mollica; c/o Dow Voelker, Atty.; 1620 West First Avenue; Columbus, OH 43212.

PROPOSED USE: Four-unit dwelling.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0-1) on February 11, 2016.

FIFTH BY NORTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is currently developed with a four-unit dwelling zoned R, Rural District as a result of annexation from Clinton Township in 1976. The requested rezoning to the R-4, Residential District will bring the existing dwelling into compliance. Staff finds that the proposal will not add incompatible uses to the area as the four-unit dwelling is compatible with residential uses in this area, as well as with the land use recommendation of the *Fifth by Northwest Area Plan* (2009), for "Multi-Family" uses. Concurrent Council variance Ordinance No. 0856-2016 (CV15-075) is also under consideration to vary the required parking and setback standards for existing site conditions.

To rezone **1764 NORTHWEST BOULEVARD (43212)**, being 0.15± acres located on the northeast side of Northwest Boulevard, 350± feet northwest of Chambers Road, **From:** R, Rural District, **To:** R-4, Residential District (Z15-055).

WHEREAS, by application No. Z15-055 is on file with the Building and Zoning Services Department requesting rezoning of 0.15± acres from R, Rural District, to R-4, Residential District; and

WHEREAS, the Development Commission recommends approval; and

WHEREAS, the Fifth by Northwest Area Commission recommends approval; and

WHEREAS, the City Departments recommend approval of the requested variances as staff finds that the proposal will not add incompatible uses to the area as the four-unit dwelling is compatible with residential densities in this area, as well as with the land use recommendation of the *Fifth by Northwest Area Plan*, for "Multi-Family" uses.

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

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1764 NORTHWEST BOULEVARD (43212), being 0.15± acres located on the northeast side of Northwest Boulevard, 350± feet northwest of Chambers Road, and being more particularly described as follows:

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

Being a part of Lot No. 4, as set off and assigned to Hester A. Orr in partition in the case of Lucy T. Byers, Plaintiff,

versus Minnie Matlack, et al. Defendants Case No. 46847, Court of Common Pleas, Franklin County, Ohio, as said Lot No. 4 appears upon the Commissioners' plat in said Case marked Exhibit "A", and being a part of Quarter Township 3, Township 1, Range 18, United States Military Lands, in said Clinton Township, Franklin County, Ohio, and being a part of the 15.30 acres of land conveyed by King G. Thompson, as Receiver of the Northwest Boulevard Company, to Anna Roessler and Hazel Moore by deed dated October 21, 1941 and recorded in Deed Book 1177, page 219, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin in the northeasterly line of Northwest Boulevard located South 58° East a distance of 411.17 feet from an iron pin in the said northeasterly line of Northwest Boulevard marking the southwesterly corner of said 15.30 acre tract of land; thence north 32° east, at right angles to Northwest Boulevard, a distance of 130.0 feet to an iron pin; thence South 58° East, along the southwesterly line of a 20 foot easement established for alley and public utility purposes in a certain deed from Anna Roessler, et al, to Ohio Defense Homes Corporation, dated December 15, 1941, and recorded in Deed Book 1178, page 151, Recorder's office, Franklin County, Ohio, a distance of 49.0 feet to an iron pin, thence South 32° West, at right angles to Northwest Boulevard, a distance of 130.0 feet: to an iron pin in the said northeasterly line of Northwest Boulevard; thence North 58° West, along said northeasterly line of Northwest Boulevard, a distance of 49.0 feet to the point of beginning, containing 0.1462 acres.

Together with an easement and right to use for alley purposes a strip of ground 20 feet in width immediately adjoining the premises above described in the rear which 20 foot strip extends southeasterly and then southerly to the Northwest Boulevard and also all of the Grantors right, title and interest in and to said alley.

Parcel 010-170948

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the R-4, Residential District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Department of Building and Zoning Services.

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