



Legislation Text

File #: 1936-2024, **Version:** 1

Council Variance Application: CV24-050

APPLICANT: Healthy Homes; c/o Emily Long Rayfield; P.O. Box 77499; Columbus, OH 43207.

PROPOSED USE: Two single-unit dwellings on one lot.

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 two single-unit dwellings on one lot. A Council variance is required because the R-3 district allows only one single-unit dwelling per lot. Variances to required parking, lot width, lot area, fronting, building setback, and rear yard are included in this request. The site is within the boundaries of the *North Linden Neighborhood Plan Amendment (2014)*, which recommends "Medium Density Mixed Residential" land uses at this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. Staff finds the proposal to be consistent with the Plan's land use recommendation, C2P2 Design Guidelines, and the existing development pattern in this neighborhood.

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.49(C), Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.21, Building lines; 3332.19, Fronting; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at **1555 E. WEBER AVE. (43211)**, to allow two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District (Council Variance #CV24-050).

WHEREAS, by application #CV24-050, the owner of property at **1555 E. WEBER AVE. (43211)**, is requesting a Council variance to allow two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District; and

WHEREAS, Section 3332.035, R-3 residential district, only allows one single-unit dwelling per lot, while the applicant proposes two single-unit dwellings on one lot; and

WHEREAS, Section 3312.49, Required parking, requires two parking spaces per dwelling unit, or four parking space for two dwelling units, while the applicant proposes three total parking spaces; and

WHEREAS, Section 3332.05(A)(4), Area district lot width requirements, requires a minimum lot width of 50 feet in the R-3, Residential District, while the applicant proposes to maintain a reduced lot width of 33.33 feet; and

WHEREAS, Section 3332.13, R-3 area district requirements, requires that a single-unit dwelling or other principal building shall be situated on a lot of not less than 5,000 square feet in area, while the applicant proposes a reduced lot area of 4,670 square feet for two dwelling units (2,335 square feet per dwelling unit); and

WHEREAS, Section 3332.21, Building lines, requires the building setback line to be the average distance of building setbacks on contiguous lots or parcels, but in no case less than 10 feet, while the applicant proposes a reduced building

line from 37 feet based on this average to 26.13 feet; and

WHEREAS, Section 3332.19, Fronting, requires a dwelling unit to have frontage on a public street, while the applicant proposes no frontage for the rear dwelling unit; and

WHEREAS, Section 3332.27, Rear yard, requires a rear yard totaling no less than 25 percent of the total lot area for each dwelling, while the applicant proposes a reduced rear yard of 19 percent for the front dwelling unit and no rear yard for the rear dwelling unit;

WHEREAS, the North Linden Area Commission recommends approval; and

WHEREAS, the City Departments recommend approval because this request is consistent with the land use recommendations of the *North Linden Neighborhood Plan Amendment*, the site design recommendations of C2P2, and with the existing development pattern of the neighborhood; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificates of Occupancy for the proposed dwellings; 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 **1555 E. WEBER 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; 3312.49(C), Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.21, Building lines; 3332.19, Fronting; and 3332.27, Rear yard, of the Columbus City Codes; is hereby granted for the property located at **1555 E. WEBER AVE. (43211)**, insofar as said sections prohibit two single-unit dwellings on one lot in the R-3, Residential District; with reduced required parking from four to three space; reduced lot width from 50 to 33.33 feet; reduced lot area from 5,000 to 4,670 square feet (2,335 square feet per dwelling); reduced building setback from 37 feet to 26.13 feet; no fronting for the rear dwelling unit; and a reduced rear yard from 25 to 19 percent of the lot for the front dwelling, and no rear yard for the rear dwelling; said property being more particularly described as follows:

1555 E. WEBER RD. (43211), being 0.11± acres located on the south side of East Weber Road, 65± feet west of Bremen Street and being more particularly described as follows:

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

Being Lot Number Sixty-Three (63) in Simons, Neil and Simons' Linden Addition, as the same is numbered and delineated upon the recorded plat book thereof, of record in Plat Book No. 5, page 354, Recorder's Office, Franklin County, Ohio.

Parcel ID: 010-061595

Street Addresses: 1555 E. Weber Rd., Columbus, OH 43211

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for

two single-unit dwellings, 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 17, 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 Certificates of Occupancy for the proposed dwellings.

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