



# City of Columbus

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

## Legislation Text

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**File #:** 1149-2005, **Version:** 1

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**Council Variance Application: CV05-023**

**APPLICANT:** Albert Dowden; c/o Therese Rubadue; 855 South Sunbury Road; Westerville, Ohio 43081.

**PROPOSED USE:** To conform an existing single-family dwelling in the M, Manufacturing District.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. This variance will allow an existing single-family dwelling to be conforming in the M, Manufacturing District. A Council variance is necessary in that single-family dwellings are prohibited in the M, Manufacturing District. A hardship exists in that the lending institution will only finance a conforming use in the district, and the owners cannot preserve the building without additional financing.

To grant a Variance from the provisions of Section 3363.01, M, Manufacturing District, for the property located at **1280 WILLIAMS ROAD (43207)**, to permit an existing single-family dwelling in the M, Manufacturing District (Council Variance # CV05-023).

**WHEREAS**, by application No. CV05-023, the owner of property at **1280 WILLIAMS ROAD (43207)**, is requesting a Council variance to permit an existing single-family dwelling in the M, Manufacturing District; and

**WHEREAS**, Section 3363.01, M-manufacturing district, prohibits single-family dwelling use, while the applicant proposes to make an existing single-family dwelling a conforming use on the property; and

**WHEREAS**, City Departments recommend approval and note a hardship exists because the lending institution will not finance this existing non-conforming 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 **1280 WILLIAMS ROAD (43207)**, in using said property as desired; now, therefore:

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

**SECTION 1.** Variance from the provisions of Sections 3363.01, M-manufacturing district, is hereby granted for the property located at **1280 WILLIAMS ROAD (43207)**, insofar that said section prohibits a single-family dwelling in the M, Manufacturing District; said property being more particularly described as follows:

**1280 WILLIAMS ROAD (43207)**, being 0.50± acres located on the north side of Williams Road , directly north of the intersection of Williams Road and Lockbourne Industrial Parkway, being more particularly described as follows:

**LEGAL DESCRIPTION FOR PARCEL 010-112414-00**

DAVID WILLIAMS RD  
.5ACRES 83X24FT R22

T.4S.11  
010-O054E-062-00

Being part of Sec. 11 of Township 4, Range 22, Congress Lands, being part of Lot No. 2 as per plat of Partition made by W.W. Pollard, November 9, 1850.

Beginning 125 feet west of the southwest corner of a parcel of land which Ross Davis and Nettie his wife deeded to William C. Miller on Nov. 20, 1918 recorded in Deed Book 626, page 471;

Thence West 83 feet on Williams Road;

Thence North 264 feet parallel with Clickinger Road

Thence East 83 feet parallel with Williams Road;

Thence South 264 feet parallel with Clickinger Road to the place of beginning, containing ½ acre more or less.

**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-family dwelling, or those uses permitted in the M, Manufacturing District.

**SECTION 3.** That this ordinance is further conditioned upon compliance with R-3 Residential District standards for any additions to the existing structures, the construction of any accessory structures, or the reconstruction of any structures.

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