



# City of Columbus

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

## Legislation Text

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**File #: 0525-2015, Version: 1**

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**Council Variance Application: CV14-052**

**APPLICANT:** Elyot L. and Tina D. Ransom; c/o Thomas Shelby, Agent; 1592 Granville Street; Columbus, OH 43202.

**PROPOSED USE:** Two single-unit dwellings on the same lot.

**NEAR EAST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. This variance will allow an existing single-unit dwelling to be conforming in the M, Manufacturing District, and will allow a mobile home as a second dwelling unit on the same lot. A Council variance is necessary in that single-unit dwellings are prohibited in the M, Manufacturing District. The site is within the planning area of the *Near East Area Plan (2005)*, which recommends office/light industrial mixed uses for this location. Staff does not object to the request as the existing use of the property is residential, and the addition of the second single-unit dwelling will not preclude the potential for future office/light industrial/mixed use development in this area. The request has minimal impact on the surrounding neighborhood which is developed predominantly with residential uses, and the resulting density of this lot is much lower than that of the nearby residential lots. No recommendation is being made on the hardship aspects of this request.

To grant a Variance from the provisions of Sections 3363.01, M-manufacturing district; and 3363.24(B), Building lines in an M-manufacturing district, of the Columbus City Codes; for the property located at **581 & 585 WOODLAND AVENUE (43203)**, to permit two single-unit dwellings on one lot with a reduced building line in the M, Manufacturing District (Council Variance # CV14-052).

**WHEREAS**, by application No. CV14-052, the owner of property at **581 & 585 WOODLAND AVENUE (43203)**, is requesting a Council variance to permit two single-unit dwellings on one lot with a reduced building line in the M, Manufacturing District; and

**WHEREAS**, Section 3363.01, M-manufacturing district, prohibits single-unit dwelling use, while the applicant proposes to make an existing single-unit dwelling a conforming use on the property, and to permit a mobile home as a second single-unit dwelling on the same lot; and

**WHEREAS**, Section 3363.24(B), Building lines in an M-manufacturing district, requires a building setback of not less than twenty (25) feet along Woodland Avenue, while the applicant proposes to maintain the existing six (6) foot building line for the front dwelling as shown on the site plan; and

**WHEREAS**, the Near East Area Commission recommends approval; and

**WHEREAS**, City Departments recommend approval of the requested variance because the existing use of the property is residential, and the addition of the second single-unit dwelling will not preclude the potential for future office/light industrial/mixed use development in this area. The request has minimal impact on the surrounding neighborhood which is developed predominantly with residential uses, and the resulting density of this lot is much lower than that of the nearby residential lots; 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 **581 & 585 WOODLAND AVENUE (43203)**, 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 3363.01, M-manufacturing district; and 3363.24(B), Building lines in an M-manufacturing district, of the Columbus City Codes, is hereby granted for the property located at **581 & 585 WOODLAND AVENUE (43203)**, insofar that said section prohibits two single-unit dwellings, one of which is a mobile home, on one lot in the M, Manufacturing District, with a reduced building setback from twenty-five (25) feet to six (6) feet along Woodland Avenue for the front dwelling; said property being more particularly described as follows:

**581 & 585 WOODLAND AVENUE (43203)**, being 2.83± acres located at the northwest corner of Woodland and Maryland Avenues, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin, State of Ohio, being part of half Section No. 2, Township No. 5, Range 22, Refuge Lands, beginning at a point in the west line of North Woodland Avenue, 450 feet north, measured along said west line of North Woodland Avenue with the center line of Atkinson Street; thence westerly at right angles with the west line of North Woodland Avenue 115 feet to the east line and of an alley; thence northerly parallel with the west line of North Woodland Avenue and along the east line of said alley 36 feet; thence easterly at a point in said west line; thence southerly along the west line of North Woodland Avenue 36 feet to the place of beginning, and being Lot No. 14 on the plat of a proposed subdivision of said Hunter Davis not yet recorded.

Known as 581 Woodland Avenue, Columbus, Ohio; Parcel Number 010-039068 of the City of Columbus.

Vendors' title derived by Certificate of Transfer recorded in Volume 2657, page 699 and by Deed recorded in Volume 2663, page 333, Recorder's Office, Franklin County, Ohio.

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a maximum of two single-unit dwellings on one lot, or those uses permitted in the M, Manufacturing District.

**SECTION 3.** That this ordinance is further conditioned on the Subject Site being developed in general conformance with the Plan titled, "**SITE PLAN FOR COUNCIL VARIANCE APPLICATION CV14-052**," dated December 29, 2014, and drawn and signed by Frederick J. Sambor, Professional Engineer. 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 of 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 compliance with R-3, Residential District standards for residential additions to the existing structures, the construction of any accessory residential structures, or the reconstruction of any residential structures.

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