



Legislation Text

File #: 1186-2017, **Version:** 1

Council Variance Application: CV16-059

APPLICANT: New Life Group Home c/o Felicia Moon; 2764 Natalia Drive; Columbus, OH 43232.

PROPOSED USE: Shared living facility.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is zoned L-R-2, Limited Residential District and is developed with a single-unit dwelling. The requested Council variance will allow a shared living facility for a maximum of 10 residents, ages 10-21, in an existing dwelling. The proposal also includes a reduction in the minimum number of required parking spaces which is supportable because the residents will not have vehicles. The site is located within the *Hamilton Road Corridor/Eastland Area Revitalization Plan (2007)*, which recommends single and two-unit residential land uses at this location. The request is supportable because the shared living facility will be established in an existing dwelling with no exterior modifications to the appearance of the dwelling, and because the maximum number of residents will be 10 and will be ages 10-21 with supervision from a minimum of two staff members at all times.

To grant a Variance from the provisions of Sections 3332.033, R-2 residential district; and 3312.49(C), Minimum numbers of parking spaces required, of the Columbus City codes; for the property located at **2764 NATALIA DRIVE (43232)**, to permit a shared living facility with a maximum of 10 residents in an existing dwelling with reduced parking requirements in the L-R-2, Limited Residential District (Council Variance # CV16-059).

WHEREAS, by application # CV16-059, the owner of property at **2764 NATALIA DRIVE (43232)**, is requesting a Council variance to permit a shared living facility with a maximum of 10 residents in an existing dwelling with reduced parking requirements in the L-R-2, Limited Residential District (Council Variance # CV16-059); and

WHEREAS, Section 3332.033, R-2 residential district, does not permit shared living facilities, while the applicant proposes a shared living facility, with a maximum of 10 residents, in an existing dwelling; and

WHEREAS, Section 3312.49(C), Minimum numbers of parking spaces required, requires one parking space per 400 square feet for shared living facilities, equaling seven total required parking spaces for the 2,720 square foot shared living facility, while the applicant proposes two parking spaces; and

WHEREAS, the City Departments recommend approval of the requested variance because the shared living facility will be established in an existing dwelling with no exterior modifications to the appearance of the dwelling, providing supportive housing for a maximum of 10 residents, ages 10-21, with supervision from a minimum of two staff members at all times; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificate of Occupancy for the proposed 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 **2764 NATALIA DRIVE (43232)**, 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 3332.033, R-2 residential district; and 3312.49(C), Minimum numbers of parking spaces required, of the City of Columbus codes, is hereby granted for the property located at **2764 NATALIA DRIVE (43232)**, insofar as said sections prohibit a shared living facility in the R-2, Residential District; with a parking space reduction from seven to two parking spaces; said property being more particularly described as follows:

2764 NATALIA DRIVE (43232), being 0.41± acres located on the east side of Natalia Drive, 120± feet south of Veronia Lane, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus: Being Lot Number Fifty-one (51) in EAST LANDINGS SECTION 1 PART 1 as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 110, Pg. 4, Recorder's Office, Franklin County, Ohio, TOGETHER WITH THAT access easement of record in Instrument No. 200404160085980 and as reflected on the recorded plat.

Parcel know as: 010-282644

Property Address known as: 2764 Natalia Drive, Columbus, OH 43232.

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used as a shared living facility for a maximum of 10 residents, or those uses permitted in the L-R-2, Limited Residential District.

SECTION 3. That this ordinance is further conditioned on the residents occupying the shared living facility being of ages 10-21, and that residents are supervised by a minimum of two staff members at all times.

SECTION 4. That this ordinance is further conditioned on the applicant obtaining all applicable permits and a Certificate of Occupancy for the proposed use.

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