



City of Columbus

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

Legislation Text

File #: 0654-2005, **Version:** 2

Council Variance Application: CV05-001

APPLICANT: Gamma Columbus, LLC; c/o Jeffrey L. Brown, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.

PROPOSED USE: Laundry and fitness facility.

NORTHEAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant is requesting a Council variance to allow a laundry and fitness facility underneath existing dwelling units in the L-C-4, Commercial District. Dwelling units are only allowed above commercial uses in commercial districts. These uses are accessory to the apartments and are not commercial uses, therefore a Council variance is necessary.

To grant a variance from the provisions of Section 3355.02, C-4, Commercial District of Columbus City Codes; for the property located at **3700 LIFESTYLE BOULEVARD (43219)**, to permit up to 3600 square feet to be used for a laundry, ~~and~~ fitness facility, **leisure area, visitor waiting area, and technical / resource center for residential dwelling units** in the L-C-4 Limited Commercial District. **(REPEALED BY ORD. 3046-2022-2000 PASSED 11/21/2022)** BA

WHEREAS, by application #CV05-001 the owner of property at **3700 LIFESTYLE BOULEVARD (43219)**, is requesting a Council Variance to permit up to 3600 square feet to be used for a laundry, ~~and~~ fitness facility, **leisure area, visitor waiting area and technical / resource center for residential dwelling units** in the L-C-4, Limited Commercial District; 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 owner and tenants of the property located at **3700 LIFESTYLE BOULEVARD (43219)**, 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 Section 3356.03, C-4, Commercial District; of the Columbus City Codes is hereby granted for the property located at **3700 LIFESTYLE BOULEVARD (43219)**, insofar as said section prohibits dwellings over non-commercial laundry, ~~and~~ fitness facilities **leisure area, visitor waiting area and technical / resource center; and a non-commercial laundry, fitness facilities, leisure area, visitor waiting area, and technical / resource center for residential dwelling**

units said property being more particularly described as follows:

LEGAL DESCRIPTION
3700 - 3708 LIFESTYLE BOULEVARD
2.649 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 1, Range 17, United States Military Lands, and being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Box Number 6621 found in the centerline of Stelzer Road;

thence North 03° 52' 47" East, with said centerline, a distance of 36.58 feet to a point;

thence North 86° 34' 13" West, across that tract as conveyed to Residences at Towne Center Associates, Ltd. by deed of record in Instrument Number 199902260048933, a distance of 336.00 feet to the True Point of Beginning for this description;

thence crossing said Towne Center tract, the following courses:

North 86° 34' 13" West, a distance of 38.17 feet to a point of curvature;

with a curve to left having a central angle of 30° 00' 48", a radius of 488.22 feet, and a chord bearing and distance of South 78° 25' 23" West, 252.83 feet to a point of reverse curvature;

with a curve to the right having a central angle 05° 54' 15", a radius of 370.00 feet, and a chord bearing and distance of South 66° 22' 07" West, 38.11 feet to a point in the easterly line of that tract as conveyed to Synergy Capital Company Ltd. by deed of record in Instrument Number 199905140123044;

thence North 03° 34' 44" East, with said easterly line, a distance of 434.36 feet to a corner thereof;

thence South 86° 25' 16" East, with a southerly line of said Synergy tract, a distance of 280.00 feet to a point in the westerly line of that tract as conveyed to said Residences at Towne Center Associates, Ltd. by deed of record in Instrument Number 199908100203853;

thence South 03° 46' 47" West, partly with the westerly line of said Residences at Towne Center Associates tract (Instrument Number 199908100203853) and partly crossing said Residences at Towne Center Associates tract (Instrument Number 199902260048933), a distance of 95.91 feet to a point;

thence across said Residences at Towne Center Associates tract (Instrument Number 199902260048933) , the following two courses:

South 86° 34' 13" East, a distance of 37.78 feet to a point; and

South 03° 52' 47" West, a distance of 254.92 feet to the True Point of Beginning and containing 2.649 acres of land, 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 laundry, exercise/health/fitness facility, **leisure area, visitor waiting area, technical / resource center for residential dwelling units and/or** ~~or~~ those uses described in Columbus City Code Sections 3351.03(a)(b)(c)(C-1), 3353.03(a)(b) and (d)(C-2), and 3355.03(a)(c)(C-3) excepting therefrom billboards, electric substation, hotel, motel, motion picture theater, newspaper printing, off-premise graphics, except for off-premise graphics which are approved as part of a graphics plan or Special Permit by the Graphics Commission, and theater, as a principle use, 3355.03(b)(C-4) excepting therefrom motor vehicle body shop, as a principle use, motor vehicle sales - used, pool room, monopole telecommunications antenna, skating rink; there shall be no outside storage of wrecked or non-operative motor vehicles associated with any Garage repair shop or motor vehicle repair/maintenance use;

Section 3. That this ordinance is further conditioned on the applicant obtaining all applicable permits and a Certificate of

Occupancy for the proposed use **and that the laundry, exercise / health / fitness facility, leisure area, visitor waiting area and technical / resource center uses shall occupy up to 3,600 square foot of the building.**

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