



## Legislation Text

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**File #: 0965-2003, Version: 1**

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CV97-006

APPLICANT: Rossiter J. Chappellear, 1664 North 4th Street, Columbus, Ohio 43201.

PROPOSED USE: A 1,008 square foot storage building.

UNIVERSITY AREA COMMISSION RECOMMENDATION: Disapproval.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval. This 39 by 150 foot residential lot is developed with a single-family two-story residence and proposed to be improved with a detached 28 by 36 foot storage building intended for antique vehicle storage by a property owner who lives off-site. The applicant who resides at 1664 North 4th Street, two lots north of the subject lot, constructed a 35 by 39 foot building with an oversized garage door in 1982; this existing garage exceeds current zoning code provisions for garage lot coverage and height limit and is being used to store his antique vehicle collection. While a residential storage building typically contains less than 169 square feet and does not require a building permit, the applicant's proposed building would be 1,008 square feet and with a 10 foot high door. It would also be in excess of the typical 720 square foot garage found in residential neighborhoods. No hardship exists to establish an off-site storage building unrelated to the principle residence for non-accessory purposes in this residential block.

To grant a Variance from the provisions of Section 3333.02, AR-12, ARLD, AR-1, Apartment Residential District use; and Section 3333.32, Accessory building; for the property located at 1646 North Fourth Street (43201), to permit storage of antique vehicles in a 1,008 square foot storage building in the AR-4, Apartment Residential District.

WHEREAS, by application No. CV96-006, the owner of property at 1646 North Fourth Street (43201), is requesting a Council Variance to permit storage of antique vehicles in a 1,008 square foot storage building in the AR-4, Apartment Residential District; and

WHEREAS, Section 3333.02, AR-12, ARLD, AR-1, Apartment Residential District use, prohibits storage buildings for off-site, non-accessory storage of antiques vehicles, while the applicant proposes to use the storage building primarily for off-premise antique vehicles and secondarily for one residential parking space; and

WHEREAS, Section 3333.32, Accessory building, prohibits a 1,008 square foot storage building, while the applicant is proposing to construct a storage building covering a 1,008 square feet of lot area; and

WHEREAS, This 39 by 150 foot residential lot is developed with a single-family two-story residence and proposed to be improved with a detached 28 by 36 foot storage building intended for antique vehicle storage by a property owner who lives off-site. The applicant who resides at 1664 North 4th Street, two lots north of the subject lot, constructed a 35 by 39 foot building with an oversized garage door in 1982; this existing garage exceeds current zoning code provisions for garage lot coverage and height limit and is being used to store his antique vehicle collection. While a residential storage building typically contains less than 169 square feet and does not require a building permit, the applicant's proposed building would be 1,008 square feet and with a 10 foot high door. It would also be in excess of the typical 720 square foot garage found in residential neighborhoods; and

WHEREAS, the University Area Commission recommends Disapproval; and

WHEREAS, the City Departments' recommend disapproval because no hardship exists to establish an off-site storage

building unrelated to the principle residence for non-accessory purposes in this residential block; 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 1646 North Fourth Street (43201) 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 3333.02, AR-12, ARLD, AR-1, Apartment Residential District use; and Section 3333.32, Accessory building; of Columbus City Codes are hereby granted for the property located at 1646 North Fourth Street (43201), insofar as said sections prohibit a 1,008 square foot storage building for the storage of antique vehicles non-accessory to the principle residence on the subject site; said property being more particularly described as follows:

Situated in the County of Franklin, in the State of Ohio and in the City of Columbus. Being lot number Ninety-seven (97) of Anne E. Dennison's Subdivision of part of Quarter Township No. 4, Township No. 1, Range No. 18, United States Military Lands, known as Dennison Summit Addition to Columbus, Ohio, as the same is numbered and delineated upon the recorded plat of said Addition of record in Plat Book No. 6, page 15A, 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 developed with a maximum storage building of 1,008 square feet; maximum door height of 10 feet and used exclusively for the storage of antique cars and/or vehicles of residents living on the property, those uses permitted in the AR-4, Apartment Residential District.

Section 3. That this ordinance is further conditioned on use of a hip roof for the garage as requested by the University Area Review Board.

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.