



Legislation Text

File #: 1098-2012, **Version:** 1

Council Variance Application: CV12-003

APPLICANT: Barret Jardine; 2561 Woodstock Road; Columbus, Ohio 43221.

PROPOSED USE: A three-unit dwelling with reduced development standards in the R-2F, Residential District.

UNIVERSITY AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. Staff recommends approval of the proposal because such an action would result in the replacement of a dilapidated dwelling with a new three-unit dwelling. The applicants are able to provide the amount of parking required by the Zoning Code, albeit with slightly smaller spaces, thus alleviating any concern of Staff about adding any additional parking onto the streets in the area

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential District; 3312.25, Maneuvering; 3332.27, Rear yard; 3372.542, Maximum lot coverage; 3372.543, Building lines and 3372.544, Maximum floor area, of the Columbus City Codes, for the property located at **29 WILCOX STREET (43202)**, to permit a three-unit dwelling in the with reduced development standards in the R-2F, Residential District. (Council Variance #CV12-003).

WHEREAS, by application #CV12-003, the owner of property at **29 WILCOX STREET (43202)**, is requesting a Council variance to a permit a three-unit dwelling in the R-2F Residential District; and

WHEREAS, Section 3332.037, R-2F, Residential District Use, permits one single-family or one two-family dwelling on a lot, while the applicant proposes one three-unit dwelling on one lot; and

WHEREAS, Section 3312.25 Maneuvering area, requires each parking space to have 20 feet of maneuvering area for 90 degree parking spaces, while the applicant proposes an 18.5 foot maneuvering area; and

WHEREAS, Section 3332.27, Rear yard, requires a rear yard totaling no less than 25% of the total lot area, while the applicant proposes a rear yard of approximately seventeen percent (17%) of the total lot area; and

WHEREAS, Section 3372.542, Maximum lot coverage, requires that a building or combination of buildings shall cover no more than twenty-five percent (25%) of the lot area, while the applicant proposes thirty-eight percent (38%) lot coverage; and

WHEREAS, Section 3372.543, Building line, requires a minimum building line of at least ten feet, while the applicant proposes to a building line of eight feet; and

WHEREAS, Section 3372.544, Maximum floor area, requires a maximum calculated floor area ratio (F.A.R) of not greater than 0.40, while the applicant proposes to a floor area ratio of 0.60; and

WHEREAS, City Departments recommend approval for this Council variance because the said approval would result in the replacement of a dilapidated dwelling with a new three-unit dwelling. The applicants are able to provide the amount of parking required by the Zoning Code, albeit with slightly smaller spaces, thus alleviating any concern of Staff about adding any additional parking onto the streets in the area; and

WHEREAS, by University Area Commission recommends approval; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificate of Zoning Clearance 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 **29 WILCOX STREET (43202)**, in using said property as desired and

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

SECTION 1. Variances from the provisions of Sections 3332.037, R-2F, Residential District; 3312.25, Maneuvering; 3332.27, Rear yard; 3372.542, Maximum lot coverage; 3372.543, Building lines; Maximum lot coverage and 3372.544, Maximum floor area, of the Columbus City Codes are hereby granted for the property located at **29 WILCOX STREET (43202)**, insofar as said sections prohibit a three-unit dwelling with parking maneuvering reduced from 20 feet to 18.5, with a rear yard comprising only 17% of the total lot area while 25% would be required, with a maximum lot coverage of 38% while only 25% is permitted, with a floor area ratio of 60 % where only 40% is permitted, with an 8 foot building line where 10 feet would be required, and with said property being more particularly described as follows:

29 WILCOX STREET (43202), being 0.11± acres located at the southeast corner of Wilcox Street and North Pearl Street, and being more particularly described as follows:

Being the west half of seven (7) feet off of the north side of lot number twenty (20) and the west half of twenty four (24) feet off of the south side of lot number nineteen (19) of Samuel Kinnear's East Addition of inlots to North Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 222 Records Office, Franklin County, Ohio; said premises being 31 feet b 82.5 in dimensions and being and being the same premises referred to as parcel #57650, Auditors Office, Franklin County, Ohio.

Parcel Number: 010-057650

Address: 2466 N. Pearl St., Columbus, Ohio 43202

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for one three unit dwelling, or those uses permitted in the R-2F, Residential District.

SECTION 3. That this ordinance is further conditioned on general compliance with drawings titled, "SITE PLAN," signed by Barret Jardine, architect for the applicant, and dated May 15, 2012. The Subject Site shall be developed in general accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.

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