



Legislation Details (With Text)

File #: 1489-2017 **Version:** 2

Type: Ordinance **Status:** Passed

File created: 5/31/2017 **In control:** Zoning Committee

On agenda: 7/10/2017 **Final action:** 7/12/2017

Title: To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; and 3312.49, Minimum numbers of parking spaces required; for the property located at 2818 JOYCE AVENUE (43211), to permit a shared living facility with reduced development standards in the R-4, Residential District (Council Variance # CV17-009) and to declare an emergency.

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD1489-2017Attachments, 2. ORD1489-2017Labels

Date	Ver.	Action By	Action	Result
7/12/2017	2	MAYOR	Signed	
7/10/2017	2	COUNCIL PRESIDENT	Signed	
7/10/2017	1	Zoning Committee	Taken from the Table	Pass
7/10/2017	1	Zoning Committee	Amended to Emergency	Pass
7/10/2017	1	Zoning Committee	Approved as Amended	Pass
6/19/2017	1	Zoning Committee	Tabled to Certain Date	Pass
6/12/2017	1	Columbus City Council	Read for the First Time	

Council Variance Application: CV17-009

APPLICANT: National Youth Advocate Program; c/o John Card; 1801 Watermark Drive; Columbus, OH 43215.

PROPOSED USE: Shared living facility.

NORTHEAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a four-unit dwelling in the R-4, Residential District. The requested Council variance will permit the dwelling unit to be used as a shared living facility. A variance to reduce the minimum number of parking spaces is also included in this request. The site is located within the boundaries of the *Northeast Area Plan (2017)*, which recommends “Low-Density Residential” land uses for this location. The request is supportable because the shared living facility will be established within an existing dwelling with no exterior modifications to the appearance of the dwelling, providing supportive housing for a maximum of 10 adolescent residents, with supervision from a minimum of two staff members at all times; and

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; and 3312.49, Minimum numbers of parking spaces required; for the property located at **2818 JOYCE AVENUE (43211)**, to permit a shared living facility with reduced development standards in the R-4, Residential District (Council Variance # CV17-009) **and to declare an**

emergency.

WHEREAS, by application # CV17-009, the owner of property at **2818 JOYCE AVENUE (43211)**, is requesting a Council variance to permit a shared living facility with reduced development standards in the R-4, Residential District; and

WHEREAS, Section 3333.039, R-4, Residential District, prohibits a shared living facility, while the applicant proposes to convert the existing four-unit dwelling to a shared living facility for a maximum of 10 adolescent residents; and

WHEREAS, Section 3312.49, Minimum numbers of parking spaces required, requires a total of seven parking spaces for the proposed use, while the applicant proposes to maintain a total of four parking spaces; and

WHEREAS, The Northeast Area Commission recommends approval; and

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

WHEREAS, said ordinance requires separate submission for all applicable permits and a 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 roads, 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 **2818 JOYCE AVENUE (43211)**, in using said property as desired;

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; now, therefore:

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

SECTION 1. That a variance from the provisions of Sections 3332.039, R-4, Residential District; and 3312.49, Minimum numbers of parking spaces required, of the Columbus City Codes, is hereby granted for the property located at **2818 JOYCE AVENUE (43211)**, insofar as said sections prohibit a shared living facility in the R-4, Residential District, with a parking space reduction from seven spaces to four spaces; said property being more particularly described as follows:

Parcel Number 010-069590

Property Address: 2818 Joyce Avenue, Columbus, Ohio 43211

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 adolescent residents, with supervision from a minimum of two staff members at all times.

SECTION 3. That this ordinance is further conditioned upon the applicant obtaining all applicable permits and a

Certificate of Occupancy for the proposed use.

SECTION 4. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~
That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.