



Legislation Details (With Text)

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Type: Ordinance **Status:** Passed

File created: 2/27/2019 **In control:** Zoning Committee

On agenda: 3/18/2019 **Final action:** 3/20/2019

Title: To grant a Variance from the provisions of Section 3332.039, R-4, residential district, of the Columbus City Codes; for the property located at 177 WEST HUBBARD AVENUE (43215), to permit office uses in the R-4, Residential District (Council Variance #CV18-109).

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD0677-2019_Attachments, 2. ORD0677-2019_Labels

| Date | Ver. | Action By | Action | Result |
|-----------|------|-----------------------|-------------------------|--------|
| 3/20/2019 | 1 | CITY CLERK | Attest | |
| 3/19/2019 | 1 | MAYOR | Signed | |
| 3/18/2019 | 1 | COUNCIL PRESIDENT | Signed | |
| 3/18/2019 | 1 | Zoning Committee | Approved | Pass |
| 3/11/2019 | 1 | Columbus City Council | Read for the First Time | |

Council Variance Application: CV18-109

APPLICANT: Brenda Parker; 405 North Front Street; Columbus, OH 43215.

PROPOSED USE: Office uses.

VICTORIAN VILLAGE COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a nonconforming shared living facility in the R-4, Residential District. The requested variance would permit the renovation of an existing two-story detached garage into 1,342 square feet of office and meeting space. A Council variance is necessary because the R-4 district does not permit office uses. The proposed conversion of the garage does not represent construction of a new building and will not increase the number of residents or the number of employees at this facility; therefore Staff supports the requested use variance. Additionally, the exterior improvements to the building will conform to the Victorian Village Commission design requirements ensuring that it will be architecturally compatible with the surrounding neighborhood.

To grant a Variance from the provisions of Section 3332.039, R-4, residential district, of the Columbus City Codes; for the property located at **177 WEST HUBBARD AVENUE (43215)**, to permit office uses in the R-4, Residential District (Council Variance #CV18-109).

WHEREAS, by application #CV18-109, the owner of property at **177 WEST HUBBARD AVENUE (43215)**, is

requesting a Council variance to permit office uses in conjunction with a shared living facility in the R-4, Residential District; and

WHEREAS, Section 3332.039, R-4, residential district, prohibits office uses, while the applicant proposes to convert an existing two story garage into 1,342 square feet of office and meeting space to be used in conjunction with a shared living facility occurring on this property; and

WHEREAS, City Staff recommends a Council variance to conform the shared living facility principal use and notes that maintaining its nonconforming status presents limitations on its future use and could create obstacles for financing; and

WHEREAS, the Victorian Village Commission recommends approval; and

WHEREAS, City Departments recommend approval because the requested variance allows reuse of the existing garage and will not increase the number of residents or the number of employees, while conforming to Victorian Village Commission design requirements; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificates of Occupancy for the proposed uses; 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 **177 WEST HUBBARD AVENUE (43215)**, 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 3332.039, R-4, residential district, of the Columbus City Codes, is hereby granted for the property located at **177 WEST HUBBARD AVENUE (43215)**, insofar as said section prohibits office uses in the R-4, residential district; said property being more particularly described as follows:

177 WEST HUBBARD AVENUE (43215), being 0.33± acres located at the southeast corner of West Hubbard Avenue and Dennison Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and in the City of Columbus and further described as follows:

Lot Numbers One (1) and Two (2) of M. Helen Hutchinson's Addition as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 414, Recorder's Office, Franklin County, Ohio.

PERMANENT PARCEL NO.: 010-053499-00

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a general office containing up to 1,342 square feet in conjunction with the on-site shared living facility, or those uses permitted in the R-4, Residential District.

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