



## Legislation Details (With Text)

**File #:** 0243-2020      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 1/15/2020      **In control:** Zoning Committee

**On agenda:** 2/3/2020      **Final action:** 2/5/2020

**Title:** To grant a Variance from the provisions of Sections 3332.18(D), Basis of computing area; 3332.21, Building lines; 3332.22, Building lines on corner lots - Exceptions; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1420 S. 4TH ST. (43207), to permit a single-unit dwelling with reduced development standards in the R-2F, Residential District (Council Variance #CV19-105).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD0243-2020\_Attachments, 2. ORD0243-2020\_Labels

Date	Ver.	Action By	Action	Result
2/5/2020	1	CITY CLERK	Attest	
2/4/2020	1	MAYOR	Signed	
2/3/2020	1	COUNCIL PRESIDENT PRO-TEM	Signed	
2/3/2020	1	Zoning Committee	Approved	Pass
1/27/2020	1	Columbus City Council	Read for the First Time	

**Council Variance Application: CV19-105**

**APPLICANT:** Brenda Parker; 415 North Front Street; Columbus, OH 43215.

**PROPOSED USE:** Single-unit dwelling.

**COLUMBUS SOUTHSIDE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant has received a recommendation of approval from Staff and the Development Commission for a concurrent rezoning (Ordinance #0242-2020; Z19-079) to the R-2F, Residential District to permit the development of a single-unit dwelling. Variances to increase lot coverage, and to reduce building lines and rear yard are supportable because the lot is smaller than surrounding properties and located on the corner of two public streets. The variances requested are consistent with residential infill within older urban neighborhoods.

To grant a Variance from the provisions of Sections 3332.18(D), Basis of computing area; 3332.21, Building lines; 3332.22, Building lines on corner lots - Exceptions; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at **1420 S. 4TH ST. (43207)**, to permit a single-unit dwelling with reduced development standards in the R-2F, Residential District (Council Variance #CV19-105).

**WHEREAS**, by application #CV19-105, the owner of property at **1420 S. 4TH ST. (43207)**, is requesting a Council variance to permit a single-unit dwelling with reduced development standards in the R-2F, Residential District; and

**WHEREAS**, Section 3332.18(D), Basis of computing area, prohibits buildings from occupying more than 50 percent of the lot area, while the applicant proposes a lot coverage of 56 percent; and

**WHEREAS**, Section 3332.21, Building lines, requires a building line of 10 feet along South 4<sup>th</sup> Street, while the applicant proposes a reduced building line of 8 feet 8 inches; and

**WHEREAS**, Section 3332.22(A)(1), Building lines on corner lots - Exceptions, requires new construction on a corner property with a width of not over 65 feet and not under 40 feet to have a setback of at least 20 percent of the property width, in this case being equal to 9 feet 2 inches along East Jenkins Avenue, while the applicant proposes a building setback of 5 feet from East Jenkins Avenue; and

**WHEREAS**, Section 3332.27, Rear yard, requires a rear yard totaling no less than 25 percent of the total lot area, while the applicant proposes a reduced rear yard totaling 13 percent; and

**WHEREAS**, the Columbus Southside Area Commission recommends approval of said zoning change; and

**WHEREAS**, City Departments recommend approval because the single-unit dwelling is appropriate for the site and area, and the requested variances are reflective of residential infill development within older urban neighborhoods; and

**WHEREAS**, this 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 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 **1420 S. 4TH ST. (43207)**, 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 Sections 3332.18(D), Basis of computing area; 3332.21, Building lines; 3332.22, Building lines on corner lots - Exceptions; and 3332.27, Rear yard, of the Columbus City Codes, is hereby granted for the property located at **1420 S. 4TH ST. (43207)**, insofar as said sections prohibit an increase in lot coverage from 50 percent to 56 percent; reduced building line along South 4<sup>th</sup> Street from 10 feet to 8 feet 8 inches; reduced building line along East Jenkins Avenue from 9 feet 2 inches to 5 feet; and a reduced rear yard from 25 percent to 13 percent; said property being more particularly described as follows:

**1420 S. 4TH ST. (43207)**, being 0.10± acres located at the northeast corner of South 4<sup>th</sup> Street and East Jenkins Avenue, and being more particularly described as follows:

Situated in the County of Franklin, in the State of Ohio and the City of Columbus:

Being Lot Number Seventy-Five (75) and 15.65 feet off of the North side of Lot Number Seventy-Six (76), and except 40 feet off of the rear or east end of each side lots of Warren and Jenkins' Marion Addition, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 348, Recorder's Office, Franklin County, Ohio.

Property Parcel: 010-041001.

Property Address: 1420 S. 4<sup>th</sup> St. Columbus, OH 43207.

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

**SECTION 3.** That this ordinance is further conditioned on substantial compliance with the site plan titled, "**SITE PLAN**," signed by Brenda Parker, Applicant, dated January 12, 2020. The plans may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

**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.