Legislation Details (With Text)

File #:	0698-2021 **Version:** 1		
Type:	Ordinance	**Status:**	Passed
File created:	3/11/2021	**In control:**	Zoning Committee
On agenda:	3/29/2021	**Final action:**	4/1/2021
Title:	To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3312.49, Minimum numbers of parking spaces required; 3332.14, R-2F area district requirements; 3332.25(B), Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1005 E. LONG ST. (43205), to permit a four-unit dwelling with reduced development standards in the R-2F, Residential District (Council Variance #CV19-067).		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. ORD0698-2021.Attachments, 2. ORD0698-2021.Labels		

Date	Ver.	Action By	Action	Result
4/1/2021	1	CITY CLERK	Attest	
3/31/2021	1	MAYOR	Signed	
3/29/2021	1	COUNCIL PRESIDENT	Signed	
3/29/2021	1	Zoning Committee	Approved	Pass
3/22/2021	1	Columbus City Council	Read for the First Time	

Council Variance Application: CV19-067

APPLICANT: Stephen D. Bryant; c/o Melva C. Williams-Argaw; 3354 East Broad Street, Suite C; Columbus, OH 43213.

PROPOSED USE: Four-unit dwelling.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a building containing an office and three apartment units in the R-2F, Residential District which was rendered nonconforming by the 1973 Model Cities downzoning of the Near East area. The requested Council variance will allow the building to be converted to a four -unit dwelling. Variances to conform the minimum numbers of parking spaces required, lot area, maximum and minimum side yards, and rear yard are also included in this request. The site is located within the boundaries of the *Near East Area Plan* (2005), which recommends “Higher Density Residential/Mixed Use Development” land uses for this location. The proposal is consistent with the Plan’s land use recommendation, and Planning Division staff is in support of the proposed elevations, as the request has design elements that are compatible with surrounding structures.

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3312.49, Minimum numbers of parking spaces required; 3332.14, R-2F area district requirements; 3332.25(B), Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at **1005 E.**

LONG ST. (43205), to permit a four-unit dwelling with reduced development standards in the R-2F, Residential District (Council Variance #CV19-067).

WHEREAS, by application #CV19-067, the owner of property at **1005 E. LONG ST. (43205),** is requesting a Council Variance to permit a four-unit dwelling with reduced development standards in the R-2F, Residential District; and

WHEREAS, Section 3332.037, R-2F, residential district, permits a maximum of two units in one building, while the applicant proposes to convert an existing office/apartment building into a four-unit dwelling; and

WHEREAS, Section 3312.49, Minimum numbers of parking spaces required, requires 1.5 parking spaces per dwelling unit, or six spaces total for four units, while the applicant proposes zero parking spaces; and

WHEREAS, Section 3332.14, R-2F area district requirements, requires a single-unit dwelling or other principal building to be situated on a lot of no less than 6,000 square feet in area, while the applicant proposes a four-unit dwelling on a lot that contains 4,690 square feet totaling 1,173 square feet of lot area per dwelling unit; and

WHEREAS, Section 3332.25(B), Maximum side yards required, requires the sum of the widths of the side yards to equal or exceed 20 percent of the width of the lot, a maximum requirement of 13.54 feet for a 67.7 foot wide lot, while the applicant proposes to maintain a maximum side yard of 0 feet for the existing four-unit dwelling.; and

WHEREAS, Section 3332.26, Minimum side yard permitted, requires a minimum side yard of five feet, while the applicant proposes to maintain no minimum side yard for the existing four-unit dwelling; and

WHEREAS, Section 3332.27, Rear yard, requires a rear yard totaling no less than 25 percent of the lot area for each dwelling, while the applicant proposes no rear yard; and

WHEREAS, the Near East Area Commission recommends approval; and

WHEREAS, City Departments recommend approval because the requested variances would permit an existing four-unit dwelling that is consistent with the design guidelines recommended by the *Near East Area Plan*; now, therefore:

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 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 **1005 E. LONG ST. (43205),** in using said property as desired; now, therefore:

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

SECTION 1. That a variance be granted from the provisions of Sections 3332.037, R-2F, residential district; 3312.49, Minimum numbers of parking spaces required; 3332.14, R-2F area district requirements; 3332.25(B), Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes, is hereby granted for the property located at **1005 E. LONG ST. (43205),** insofar as said sections prohibit a four-unit dwelling in the R-2F, Residential District, with a parking space reduction from 6 spaces to 0 spaces; a reduced lot area from 6,000 square feet to 4,690 square feet and 1,173± square feet per dwelling unit; a reduced maximum side yard from 13.54 feet

powered by Legistar™

to 0 feet; a reduced minimum side yard from 5 feet to 0 feet; and a reduced rear yard from 25 percent to 0 percent; said property being more particularly described as follows:

1005 E. LONG ST. (43205), being 0.1± acres located on the south side of East Long Street, 185± feet west of North Twentieth Street, and being more particularly described as follows:

Being part of Lot No. Nineteen (19) of Hayden Baker, and Brown's addition to the City of Columbus, Ohio, as the same is numbered and delineated on the recorded plat thereof, of record in Plat Book 4, Page 208, Recorder's office, Franklin County, Ohio and more particularly described as follows:

Beginning at the northeast corner of said lot; thence westerly to a point in the north line thereof, One Hundred and Four and Ten One-Hundredths (104.10) feet east of the northwest corner of said lot; thence southerly and parallel with the west line of said lot to a point in the south line thereof. One Hundred and Two and Fifty One-Hundredths (102.50) feet east of the southwest corner of said lot; thence easterly to the southeast corner of said lot; thence northerly to the place of beginning and being the premises known and numbered as 1005 East Long Street in the City of Columbus, Ohio.

Parcel Number: 010-056092
Property Address: 1005 East Long Street, Columbus OH 43203

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

SECTION 3. That this ordinance is further conditioned on 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.