



Legislation Details (With Text)

File #: 2225-2021 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 8/24/2021 **In control:** Zoning Committee

On agenda: 9/20/2021 **Final action:** 9/23/2021

Title: To grant a Variance from the provisions of Section 3356.03, C-4, permitted uses; for the property located at 2573 INDIANOLA AVE. (43202), to permit a single-unit dwelling in the C-4, Commercial District (Council Variance #CV21-069).

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD2225-2021_Attachments, 2. ORD2225-2021_Labels

Date	Ver.	Action By	Action	Result
9/23/2021	1	CITY CLERK	Attest	
9/22/2021	1	MAYOR	Signed	
9/20/2021	1	Zoning Committee	Approved	Pass
9/20/2021	1	COUNCIL PRESIDENT	Signed	
9/13/2021	1	Columbus City Council	Read for the First Time	

Council Variance Application CV21-069

APPLICANT: Daniel Defallo; 2573 Indianola Avenue; Columbus, OH 43202.

PROPOSED USE: Conform an existing single-unit dwelling.

UNIVERSITY AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested variance will conform an existing single-unit dwelling in the C-4, Commercial District. The site is subject to the Neighborhood Commercial (NC) subarea of the *University District Zoning Overlay* (UDZO). A Council variance is necessary because residential uses are only permitted above specified commercial uses in the C-4 district. The site is within the planning boundaries of the *University District Plan* (2015), which recommends "Neighborhood Mixed Use" land uses at this location. The residential use of this property has been long established on this lot, and approval of this request will not add a new or incompatible use to the area.

To grant a Variance from the provisions of Section 3356.03, C-4, permitted uses; for the property located at **2573 INDIANOLA AVE. (43202)**, to permit a single-unit dwelling in the C-4, Commercial District (Council Variance #CV21-069).

WHEREAS, by application #CV21-069, the owner of property at **2573 INDIANOLA AVE. (43202)**, is requesting a Council variance to permit a single-unit dwelling in the C-4, Commercial District; and

WHEREAS, Section 3356.03, C-4 permitted uses, permits dwelling units only above certain commercial uses, while the applicant proposes to conform an existing single-unit dwelling; and

WHEREAS, the University Area Commission recommends approval; and

WHEREAS, the City Departments recommend approval because this request will not add a new or incompatible use to the area and will conform an existing single-unit dwelling in the C-4, Commercial District; 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 the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect 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 owner of the property located at **2573 INDIANOLA AVE. (43202)**, 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 3356.03, C-4, permitted uses, of the Columbus City Codes, is hereby granted for the property located at **2573 INDIANOLA AVE. (43202)**, insofar as said section prohibits a single-unit dwelling in the C-4, Commercial District, said property being more particularly described as follows:

2573 INDIANOLA AVE. (43202), being 0.10± acres located on the west side of Indianola Avenue, 170± feet north of Hudson Avenue, and being more particularly described as follows:

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

Being lot number Three Hundred Twenty-Nine (329) in George Williams' Amended Northwood Heights Addition, as the same numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 270, Recorder's Office, Franklin County, Ohio.

Property Address: 2573 Indianola Ave., Columbus, OH 43202
Parcel No. 010-021417

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 C-4, Commercial District.

SECTION 3. That this ordinance is further conditioned on compliance with R-3, Residential District standards for any additions to or replacement of existing structures.

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