



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 2069-2013, **Version:** 2

Council Variance Application: CV13-006

APPLICANT: Metropolitan Holdings LLC; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.

PROPOSED USE: Concurrent Council variance with Rezoning Z13-012 to reduce development standards for proposed multiple-unit dwellings.

FIFTH BY NORTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The subject site is proposed to be rezoned to the AR-1, Apartment Residential District. The applicant is requesting this concurrent Council variance along with the rezoning Z13-012 to allow one 3-unit building and one 2-unit building on two lots and two 2-unit buildings on another lot, all with reduced development standards. Given the AR-1 zoning to the west and also proposed to the east and the office uses located to the north and south of the site, Staff finds this proposal consistent with the development and zoning patterns in the area. Staff finds the proposed use to be compatible with the recommendation of the *Fifth by Northwest Neighborhood Plan* (2009). Staff views the variances to allow buildings containing just two dwelling units and the variance to permit dwellings without frontage on a public street as technicalities which will have no negative effect on the development or the surrounding area. The proposed building line reduction is in keeping with similar variances already granted elsewhere to the applicant along Chesapeake Avenue. Staff can support a side yard setback reduction in this instance since this site abuts an alley to the west the applicant's property on the east side and once developed the applicant would only be impacting his buyers or tenants.

To grant a Variance from the provisions of Sections 3333.02, AR-1, Apartment Residential District; 3312.21, Landscaping and screening; 3312.25, Maneuvering; 3333.055, Exception for single- or two-family dwelling; 3333.09, Area requirements; 3333.16, Fronting on a public street; 3333.18, Building lines; 3333.23(d), Minimum side yard permitted; 3333.24, Rear yard and 3333.25, Side or rear yard obstruction, of the Columbus City Codes, for the property located at **1516 CHESAPEAKE AVENUE (43212)**, to permit multiple-unit dwellings in the AR-1, Apartment Residential District with reduced development standards **and to declare an emergency** (Council Variance #CV13-006).

WHEREAS, by application #CV13-006, the owner of property at **1516 CHESAPEAKE AVENUE (43212)**, is requesting a Variance concurrent with rezoning Z13-012 to permit multiple-unit dwellings with reduced development standards; and

WHEREAS, Section 3333.02, AR-1, Apartment Residential District, prohibits two and one unit dwellings, while the applicant proposes to have one building containing two dwelling units and one building containing three dwelling units on each of two lots; and two buildings each containing two dwelling units on a third lot; and

WHEREAS, Section 3312.21, Landscaping and screening, requires parking lots to have screening within 80 feet of

residentially zoned property, while the applicant proposes no screening of the proposed parking lots; and

WHEREAS, Section 3312.25, Maneuvering, requires parking spaces to have sufficient access and maneuvering area on the lot where the parking spaces are located, while the applicant proposes to allow maneuvering over property lines; and

WHEREAS, Section 3333.055, Exception for single- or two-family dwelling, allows one (1) one-unit dwelling or one (1) two-unit dwelling on a lot platted on or before January 14, 1959, while the applicant proposes to construct a two-unit dwelling and a three-unit dwelling on the same lot and two two unit dwellings on the same lot; and

WHEREAS, Section 3333.09, Area requirements, requires a minimum lot width of fifty (50) feet in the AR-1, Apartment Residential District, while the applicant proposes lot widths of forty (40) feet; and

WHEREAS, Section 3333.16, Fronting on a public street, requires a dwelling unit to have frontage on a public street, while the applicant proposes no frontage for the second building on a lot; and

WHEREAS, Section 3333.18, Building lines, requires the building setback to be twenty-five (25) feet from Chesapeake Avenue, while the applicant proposes a building line of twelve (12) feet for lots 1, 2 and 3 on Chesapeake Avenue; and

WHEREAS, Section 3333.23(d), Minimum side yard permitted, requires the side yard to be five (5) feet, while the applicant proposes minimum side yards of three point one (3.1) feet for lots 2 and 3; and

WHEREAS, Section 3333.24, Rear yard, requires that each dwelling, apartment house, or other principal building shall be erected so as to provide a rear yard totaling no less than twenty-five percent (25%) of the total lot area, while the applicant proposes rear yards of nineteen percent (19%) for lot 1, eighteen percent (18%) for lots 2 and 3; and

WHEREAS, Section 3333.25, Side or rear yard obstruction, requires side and rear yards to be open to the sky while the applicant proposes to allow parking in the proposed side and rear yards; and

WHEREAS, the Fifth by Northwest Area Commission recommends approval of said Council variance; and

WHEREAS, City Departments recommend approval for this concurrent Council variance because given the predominance of multi-unit dwellings developed by the applicant or under development by the applicant, Staff finds the proposed use and zoning compatible with the zoning pattern and development pattern of the area; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificate of Zoning Clearance 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 **1516 CHESAPEAKE AVENUE (43212)**, in using said property as desired and

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. Variances from the provisions of Sections 3333.02, AR-1, Apartment Residential District; 3312.21, Landscaping and screening; 3312.25, Maneuvering; 3333.055, Exception for single- or two-family dwelling; 3333.09, Area requirements; 3333.16, Fronting on a public street; 3333.18, Building lines; 3333.23(d), Minimum side yard permitted; 3333.24, Rear yard and 3333.25, Side or rear yard obstruction, of the Columbus City Codes, are hereby granted for the property located at **1516 CHESAPEAKE AVENUE (43212)**, insofar as said sections prohibit two and three unit dwellings in the AR-1, Apartment Residential District on lots forty (40) feet in width, without parking lot screening, with building setback of twelve (12) feet, with buildings without frontage on a public street, with parking obstructing side and rear yard and maneuvering across property lines with side yards as low as three (3) feet one (1) inch, with a rear yard comprising eighteen percent (18%) of the entire lot, said property being more particularly described as follows:

1516 CHESAPEAKE AVENUE (43212), being 0.51± acres located on the north side of Chesapeake Avenue, 190± feet east of North Star Avenue and being more particularly described as follows:

Legal Description

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1, Range 18, U.S.M.D, and being all of Lots 38, 39, and 40 of "Lincoln Heights Addition" subdivision recorded in Plat Book 7, Page 250, said lots being in the name of Kitchner Park, Inc. and described as follows:

Beginning in the north right-of-way line of Chesapeake Avenue and at the southwest corner of said Lot 38 of said "Lincoln Heights Subdivision";

Thence Easterly, along said north right-of-way line, about 120 feet to the southeast corner of said Lot 40;

Thence Northerly, along the east line of said Lot 40, about 175 feet to the northeast corner of said Lot 40, and in the south right-of-way line for an Alley;

Thence Westerly, along said south right-of-way line, about 120 feet to the northwest corner of said Lot 38;

Thence Southerly, along the west line of said Lot 38, about 175 feet to the *Point of Beginning*. Containing approximately .51 acres of land, more or less.

This description was written for zoning purposes only.

Tax parcel Nos. 130-004874, 130-001391, 130-001112.

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for one building containing two dwelling units and one building containing three dwelling units on each of the two lots and two buildings containing two dwelling units each on a third lot or those uses permitted in the AR-1, Apartment Residential District.

SECTION 3. That this ordinance is further conditioned on general compliance with drawings titled, "**ZONING COMPLIANCE PLAN**" signed by David L. Hodge, attorney for the applicant, and dated August 14, 2013 and "**ZONING COMPLIANCE PLAN BUILDING ELEVATIONS**," signed by David L. Hodge, attorney for the applicant, and dated June 10, 2013. The site plan and building elevations may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans 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 his or her designee upon submission of the appropriate data regarding the proposed adjustment.

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.