



## Legislation Text

File #: 1178-2015, Version: 1

### AMENDMENT: CV14-042A

Ordinance # 0037-2015, passed January 12, 2015 (CV14-042), allowed reduced development standards in conjunction with Rezoning Ordinance # 0036-2015 (Z14-036) for a multi-unit residential development on two lots in the AR-O, Apartment Office District. Three of the requested variances were listed incorrectly in Section 1 of the ordinance for city code Sections 3312.49, Minimum numbers of parking spaces required, 3333.15, Basis of computing area, and 3333.18, Building lines. This ordinance will amend Section 1 of Ordinance # 0037-2015 to correct the requested variances. No other provisions of Ordinance # 0037-2015 will change.

### CITY DEPARTMENTS' RECOMMENDATION: Approval.

To amend Ordinance # 0037-2015, passed January 12, 2015 (CV14-042), for the property located at **1015 DENNISON AVENUE (43201)**, by amending Section 1 to reflect the correct requested variances for city code Sections 3312.49, Minimum numbers of parking spaces required, 3333.15, Basis of computing area, and 3333.18, Building lines (CV14-042A).

**WHEREAS**, Ordinance # 0037-2015, passed on January 12, 2015 (CV14-042), allowed reduced development standards in conjunction with Rezoning Ordinance # 0036-2015 (Z14-036) for a multi-unit residential development on two lots in the AR-O, Apartment Office District at **1015 DENNISON AVENUE (43201)**, but three of the requested variances were listed incorrectly in Section 1; and

**WHEREAS**, this ordinance will amend Ordinance # 0037-2015 by correcting the listed variances for city code Sections 3312.49, Minimum numbers of parking spaces required, 3333.15, Basis of computing area, and 3333.18, Building lines in Section 1; and

**WHEREAS**, all other provisions contained in Ordinance # 0037-2015 are unchanged by this ordinance and will remain in effect, now, therefore:

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

**SECTION 1.** That the existing Section 1 of Ordinance # 0037-2015, passed January 12, 2015 (CV14-042), be hereby repealed and replaced with a new Section 1 reading as follows:

**SECTION 1.** That a variance from the provisions of Sections 3333.04, AR-O, Apartment Office district; 3312.13(B) Driveway; 3312.25, Maneuvering; 3312.49, Minimum numbers of parking spaces required; 3321.05(B)(2), Vision clearance; 3333.15, Basis of computing area; 3333.16, Fronting; 3333.18, Building lines; 3333.24, Rear yard; 3333.25, Side or rear yard obstruction; 3333.255, Perimeter yard; and 3333.26 (a), Height District, of the Columbus City Codes, is hereby granted for the property located at **1015 DENNISON AVENUE (43201)**, insofar as said sections prohibit two two-unit dwellings on Lot Two; a reduced driveway width of ten (10) feet on each side of Lots One and Two; maneuvering over the property line between ~~between~~ Lots One and Two; a parking space reduction of required parking spaces from ~~eighty (80)~~ **eighty-one (81)** to ~~fifty-seven (57)~~ **fifty-five (55)** on Lot One; reduced vision clearance

triangles of seven (7) feet and six (6) feet at Dennison and Starr Avenues on Lot One and 12.5 feet at Dennison and Second Avenues on Lot Two; a total lot coverage of ~~70.2~~ **70.9** percent on Lot One **and 50.1 percent on Lot Two**; two two-unit dwellings not fronting a public street on Lot Two; reduced building lines of ~~4.5~~ **six (6)** feet on Dennison Avenue and ~~4.9~~ **six (6)** feet on Starr Avenue on Lot One and ten (10) inches on Second Avenue and ~~2.8~~ **feet zero (0) inches** on Dennison Avenue on Lot Two; a rear yard of 1,936.54 square feet (ten percent) on Lot One; structures and ordinary projections in the side and rear yards of Lot One; a reduced perimeter yard of zero (0) feet along Ewing Alley and the north property line on Lot Two; and a building height of fifty-two (52) feet on Lot One and forty (40) feet on Lot Two for a multi-unit residential development in the AR-O, Apartment Office District; said property being more particularly described as follows:

**1015 DENNISON AVENUE(43201)**, being 1.14± acres located at the southwest corner of Dennison and Starr Avenues, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 5, Township 5 North, Range 22 West, Mathews Survey of the Refugee Lands and being portions of Lots Number (2), Eighteen (18), Twenty (20), Twenty-Two (22), Twenty-Four (24), all of Lots Numbers Four (4), Six (6), Eight (8), Ten (10), Twelve (12), Fourteen (14), Sixteen (16), as shown upon the plat of Miller and Joyce Addition, of record in Plat Book 2, Page 182, and a portion of an Alley north of said Lot No. 16 and south of said Lot No. 18 vacated by Ordinance No. 1564-67, said Lots Nos. 4, 6, 8, 10, 12, 14, 16 and said portion of said Lot No. 20 having been conveyed as part of Parcel I, said portion of said Lot No. 2 having been conveyed as part of Parcel II, said portion of said Lot No. 18 having been conveyed as part of Parcel III, said portion of said Lots Nos. 22 and 24 having been conveyed as part of Parcel IV and said portion of said Alley vacated by Ordinance No. 1564-67 having been conveyed as part of Parcel VIII to Doctors OhioHealth Corporation by deed of record in Instrument Number 199812100319393, all records reference to the Recorder's Office, Franklin County, Ohio and bound and described as follows:

Beginning, at a 1" I.D. iron pipe found at the intersection of the west line of Dennison Avenue (60 feet in width) with the north line of W. Second Avenue and at the southeast corner of that portion of said Lot No. 2 conveyed as Parcel II;

thence N 86° 50' 02" W along the north line of W. Second Avenue and along the south line of said Parcel II a distance of 137.00 feet to a 1" I.D. iron pipe found at the intersection of the north line of W. Second Avenue with the east line of Ewing Alley (20 feet in width) and at the southwest corner of said Parcel II;

thence N 03° 42' 24" E along the east line of Ewing Alley, along a portion of the west line of said Lot No. 2, along the west lines of said Lots Nos. 4, 6, 8, 10, 12, 14 and 16 and along a portion of a west end of said Alley vacated by Ordinance 1564-67 a distance of 276.51 feet to a P.K. nail set in the centerline of said Alley;

thence S 86° 50' 02" E along a portion of the centerline of said Alley a distance of 12.00 feet to a P.K. nail set;

thence N 03° 42' 24" E crossing said Alley, along the east line of a tract of land conveyed to The Federal Gas & Fuel Co. by deed of record in Deed Book 390, Page 132 and said line extended southerly, and crossing a portion of said Lot 18 a distance of 22.00 feet to a P.K. nail set at the northeast corner of said tract conveyed to The Federal Gas & Fuel Co.;

thence N 86° 50' 02" W crossing a portion of said Lot No. 18 and along the north line of said tract conveyed to The Federal Gas & Fuel Co. a distance of 12.00 feet to a point in a building, in the east line of said Ewing Alley and at the northwest corner of said tract conveyed to The Federal Gas & Fuel Co.;

thence N 03° 42' 24" E along the east line of Ewing Alley, along a portion of the west line of said Lot No. 18, along the west line of said Lot No. 20 and along a portion of the west line of said Lot No. 22 a distance of 69.59 feet to a drill hole set at the southerly end of a line connecting the east line of Ewing Alley with the curved southwesterly line of W. Third Avenue (50 feet in width);

thence N 31° 53' 07" E crossing a portion of said Lot No. 22 and said Lot No. 24 a distance of 29.70 feet to a drill hole set at the northerly end of said connecting line;

thence southeasterly along the curved southwesterly line of W. Third Avenue, crossing a portion of said Lot No. 24 and said Lot No. 22 and with a curve to the left, data of which is: radius = 344.96 feet, and delta = 17° 20' 26", arc length = 104.40 feet, a chord distance of 104.00 feet bearing S 67° 17' 51" E to a 3/4" I.D. iron pipe set at the northwesterly end of a line connecting the curved southwesterly line of W. Third Avenue with the west line of Dennison Avenue;

thence S 55° 10' 00" E crossing said Lot No. 22 and said Lot No. 20 a distance of 22.43 feet to a drill hole set at the southeasterly end of said connecting line, in the west line of Dennison Avenue and in the east line of said Lot No. 20;

thence S 02° 48' 42" W along the west line of Dennison Avenue, along a portion of the east line of said Lot No. 20, along the west line of said Lot No. 18, along an east end of the alley vacated by Ordinance No. 1564-67, along the east line of Lots Nos. 16, 14, 12, 10, 8, 6, 4 and a portion of the east line of Lot No. 2 a distance of 347.58 feet to the place of beginning; containing 1.138 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird and R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey, performed under his supervision in May, 1999, and May 2005. Basis of bearing is the centerline of Hunter Avenue, being assumed at N 03° 31' 56" E, and all other bearing are based upon this meridian.

**SECTION 2.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.