



## Legislation Text

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**File #:** 1634-2017, **Version:** 1

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### **Council Variance Application: CV17-030**

**APPLICANT:** Craig Null; 187 North Oakley Avenue; Columbus, OH 43204.

**PROPOSED USE:** Single-unit dwelling in conjunction with a private artist studio.

**NORTH LINDEN AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel zoned in the C-4, Commercial District and developed with a commercial building. The applicant proposes to repurpose the existing building into a single-unit dwelling and a private artist studio. A Council variance is necessary because the C-4, Commercial District does not permit ground floor residential uses, while the applicant proposes a dwelling-unit on the ground floor. The site is within the boundaries of the *North Linden Neighborhood Plan Amendment* (2014), which recommends neighborhood mixed-use land uses at this location. The proposed dwelling-unit is consistent with the Plan's recommendation and will not introduce incompatible land uses at this location.

To grant a Variance from the provisions of Section 3356.03, C-4, permitted uses, of the Columbus City Codes; for the property located at **1208 EAST HUDSON STREET (43211)**, to permit a single-unit dwelling in conjunction with a private artist studio in the C-4, Commercial District (Council Variance # CV17-030).

**WHEREAS**, by application #CV17-030, the owner of the property at **1208 EAST HUDSON STREET (43211)**, is requesting a Variance to permit a single-unit dwelling in conjunction with a private artist studio in the C-4, Commercial District; and

**WHEREAS**, 3356.03, C-4, permitted uses, prohibits residential ground floor uses, while the applicant proposes to repurpose an existing building into a single-unit dwelling in conjunction with a private artist studio, and

**WHEREAS**, the North Linden Area Commission approval; and

**WHEREAS**, City Departments recommend approval because the proposed dwelling-unit and private artist studio is consistent with the *North Linden Neighborhood Plan Amendment's* land use recommendation, and will not add incompatible land uses to the area, and;

**WHEREAS**, said ordinance requires separate submission for all applicable permits and 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 owner of the property located at **1208 EAST HUDSON STREET (43211)**, in using said property as desired; now, therefore:

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

**SECTION 1.** That a variance is hereby granted from the provisions of Section 3356.03, C-4, permitted uses, of the Columbus City Codes; for the property located at **1208 EAST HUDSON STREET (43211)**, insofar as said section prohibits ground floor residential uses in the C-4, Commercial District; said property being more particularly described as follows:

**1208 EAST HUDSON STREET (43211)**, being 0.14± acres located on the north side of East Hudson Street, 248± feet west of Ontario Street, and being more particularly described as follows:

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

Being Lot Number One (1), in HIGHWAY PARK ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 14, page 9, Recorder's Office, Franklin County Ohio.

Parcel No: 010-072508

Known as address: 1208 East Hudson Street, Columbus, OH 43211

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used as a single-unit dwelling in conjunction with a private artist studio or those uses permitted in the C-4, Commercial District.

**SECTION 3.** That this ordinance is further conditioned upon the applicant obtaining all applicable permits and a Certificates 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.