



Legislation Text

File #: 1543-2017, **Version:** 2

Council Variance Application: CV17-025

APPLICANT: Harold & Carol Stewart; 6199 Lockbourne Road; Lockbourne, OH 43137.

PROPOSED USE: Two single-unit dwellings on one lot.

FAR SOUTH COLUMBUS AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of a single parcel developed with two single-unit dwellings in the R-2, Residential District. A Council variance is necessary because the R-2 district only permits one single-unit dwelling per lot, while the applicant would like to maintain two single-unit dwellings on this lot. The site is within the planning area of the *Scioto Southland Plan* (2007), which recommends single-unit residential land uses at this location. The two single-unit dwellings are consistent with the development pattern in the surrounding neighborhood and will not add a new or incompatible land use to the area. A hardship exists because the non-conforming nature of the site precludes financing options.

To grant a Variance from the provisions of Section 3332.033, R-2 residential district, of the Columbus City Codes; for the property located at **3301 PARSONS AVENUE (43137)**, to permit two existing single-unit dwellings on one lot in the R-2, Residential District **and to declare an emergency** (Council Variance # CV17-025).

WHEREAS, by application # CV17-025, the owner of the property at **3301 PARSONS AVENUE (43137)**, is requesting a Variance to permit two existing single-unit dwellings on one lot in the R-2, Residential District; and

WHEREAS, Section 3332.033, R-2, residential district, does not permit two single-unit dwellings on one lot, while the applicant proposes to conform two existing single-unit dwellings on the same lot; and

WHEREAS, this variance will permit two single-unit dwellings on one lot in the R-2, Residential District; and

WHEREAS, the Far South Columbus Area Commission recommends approval; and

WHEREAS, City Departments recommend approval because the requested Council variance to maintain two single-unit dwellings on one lot is consistent with the surrounding development pattern in the neighborhood and will not add a new or incompatible land use to the area, 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 **3301 PARSONS AVENUE (43137)**, 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. That a variance is hereby granted from the provisions of Section 3332.033, R-2, residential district of the Columbus City Codes; for the property located at **3301 PARSONS AVENUE (43137)**, insofar as said sections prohibit two single-unit dwellings on one lot in the R-2, Residential District; said property being more particularly described as follows:

3301 PARSONS AVENUE (43137), being 0.59± acres located at the southwest corner of Parsons Avenue and Stockbridge Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being a 0.5877 acre tract of land comprised of Lot 153 and 10 feet off the East side of Lot 154 in HOME ACRES ADDITION, Plat Book 16, Page 23, both Lots conveyed to Charles W. Johnson by deed of record in Official Record 16093, Page B-20, all references to the Recorder's Office, Franklin County, Ohio, said 0.5877 acre tract of land being more particularly described as follows:

Beginning at a Post found at the Northeasterly corner of said Lot 153 and said 0.5877 acre tract of land, said point being on the Southerly right-of-way of Stockbridge Road (50' R/W), a Westerly right-of-way of Parsons Avenue (R/W varies) and being the TRUE POINT OF BEGINNING of the herein 0.5877 acre tract of land to be described;

Thence, South 04° 16' 00" West along said Westerly right-of-way of Parsons Avenue, an Easterly line of said Lot 153 and an Easterly line of said 0.5877 acre tract of land, for a distance of 160.00 feet to an iron pin found on the Westerly right-of-way of said Parsons Avenue and at the Southeasterly corner of said Lot 153 and said 0.5877 acre tract of land;

Thence, North 85° 44' 00" West along a Northerly line of Lot 152, a Southerly line of said Lot 153 and a Southerly line of said 0.5877 acre tract of land, passing an iron pin found at a distance of 150.41 feet, 160.00 feet to an iron pin set at a Southeasterly corner of a 0.5142 acre tract of land out of said Lot 154 and a Southwesterly corner of said 0.5877 acre tract of land;

Thence, North 04° 16' 00" East along an Easterly line of said 0.5142 acre tract of land and a Westerly line of said 0.5877 acre tract of land for distance of 160.00 feet to an iron pin set at on the Southerly right-of-way of said Stockbridge Road, being the Northeasterly corner of said 0.5142 acre tract of land and a Northwesterly corner of said 0.5877 acre tract of land;

Thence, South 85° 44' 00" East along said Southerly right-of-way of Stockbridge Avenue, a Northerly line of said Lot 153 and the Northerly line of said 0.5877 acre tract of land, passing at 10.00 feet an iron spike found, for a distance of 160.00 feet to a post found at the TRUE POINT OF BEGINNING of the herein described parcel containing 0.5877 acres of land, more or less, subject to all legal rights-of-way, easements and restrictions of record.

Thence basis of bearing for the herein described tract of land is the centerline of Stockbridge Road (formerly known as Scottwood Road) as being North 85° 44' 00" West as shown of record in Plat Book 16, Page 23.

(Description and survey, dated January 14, 2000, prepared by HLG Engineering & Surveying, Inc., William Edward Chaffin, Registered Surveyor No. 7559)

Parcel Number: 010-113989-00

Commonly Known As: 3301 Parsons Avenue, Columbus, Ohio 43207

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

SECTION 3. ~~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.