



City of Columbus

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

File #: 2228-2017, **Version:** 1

Council Variance Application: CV17-048

APPLICANT: Steven Lee and Cynthia Lynn Mahaney; 18 Glenmont Avenue; Columbus, OH 43214.

PROPOSED USE: Conform an existing single-unit dwelling.

CLINTONVILLE AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested variance will conform an existing single-unit dwelling in the P-1, Private Parking District. A Council variance is necessary because residential uses are not permitted in the P-1, Private Parking District. The site is located within the boundaries of the *Clintonville Neighborhood Plan* (2009), which recommends "Single Family" land uses for this location. The dwelling has been long established on this lot and is consistent with the residential uses that are prevalent in the surrounding neighborhood. However, the lot was rezoned by a previous owner in 1965 with the intent of demolishing the house and using the site for a commercial parking lot. That redevelopment never occurred so the dwelling has remained a non-conforming use ever since. A hardship exists because the non-conforming nature of the site precludes financing options. Approval of this request will not add a new or incompatible use to the area.

To grant a Variance from the provisions of Section 3371.01, P-1 private parking district; for the property located at **18 GLENMONT AVENUE (43214)**, to conform an existing single-unit dwelling in the P-1, Private Parking District (Council Variance # CV17-048).

WHEREAS, by application # CV17-048, the owner of property at **18 GLENMONT AVENUE (43214)**, is requesting a Council variance to conform an existing single-unit dwelling in the P-1, Private Parking District; and

WHEREAS, Section 3371.01, P-1 private parking district, does not permit a single-unit dwelling, while the applicant proposes to conform an existing single-unit dwelling; and

WHEREAS, the Clintonville 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. The requested variance will conform an existing single-unit dwelling in the P-1, Private Parking District, which has been long established on this lot and is consistent with the residential uses that are prevalent in the surrounding neighborhood; 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 **18 GLENMONT AVENUE (43214)**, 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 3371.01, P-1 private parking district of the Columbus City Codes, is hereby granted for the property located at **18 GLENMONT AVENUE (43214)**, insofar as said section prohibits a single-unit dwelling, said property being more particularly described as follows:

18 GLENMONT AVENUE (43214), being 0.18± acres located on the north side of Glenmont Avenue, 200± feet east of High Street, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and in the City of Columbus and bounded and described as follows:

Being Lot No. 9 of C. W. SNOW'S SUBDIVISION of Lot Number One (1) of GLENMONT ADDITION as the plat of same is shown of record in Plat Book 17, Pages 2 and 3, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin at the southwesterly corner of the said Lot No. 9, said iron pin being also in the intersection of the Northerly right of way line of Glenmont Avenue with the easterly line of a sixteen (16) foot alley; thence along the westerly line of the said Lot No. 9, or the easterly line of the said sixteen (16) foot alley, North 6° 50' 30" West, 140.0 feet to an iron pin at the northwesterly corner of the said Lot No. 9; thence along the northerly line of the said Lot No. 9, North 77° 35' 30" East, 66.40 feet to an iron pin at the northeasterly corner of the said Lot No. 9, or, the northwesterly corner of Lot No. 10 of the said subdivision; thence along the easterly line of the said Lot No. 9, or, in the westerly line of Lot No. 10, South 0° 37' West, 141.54 feet to an iron pin at the southeasterly corner of the said Lot No. 9 and in the northerly right of way of the said Glenmont Avenue; thence along the southerly line of the said Lot No. 9, or, the northerly right of way of the said Glenmont Avenue, South 75° 50' 30" West; 48.0 feet to the place of beginning, containing 0.181 acre, more or less.

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 P-1, Private Parking District.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.