



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1461-2018, **Version:** 1

Council Variance Application: CV18-002

APPLICANT: Juliet Bullock Architects; 1182 Wyandotte Road; Columbus, OH 43212.

PROPOSED USE: Three-unit dwelling.

UNIVERSITY AREA COMMISSION RECOMMENDATION: Approval.

UNIVERSITY IMPACT DISTRICT REVIEW BOARD RECOMMENDATION: Approval

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant has received a recommendation of approval from Staff and the Development Commission for a concurrent rezoning (Ordinance # 1460-2018; Z18-001) to the R-4, Residential District to permit a three-unit dwelling on a reconfigured lot. The requested Council variance will permit reduced window glass requirements in the Neighborhood Commercial subarea of the University District Zoning Overlay, and a reduced maximum side yard. Staff is supportive of these variances as the project is reflective of recent residential infill developments and is compatible with the established development pattern in this urban neighborhood.

To grant a Variance from the provisions of Sections 3325.241(D)(E), Building Design Standards; and 3332.25, Maximum side yard required, of the Columbus City Codes; for the property located at **1503 & 1505 NORTH FOURTH STREET (43201)**, to permit a three-unit dwelling with reduced development standards in the R-4, Residential District (Council Variance # CV18-002).

WHEREAS, by application # CV18-002, the owner of property at **1503 & 1505 NORTH FOURTH STREET (43201)**, is requesting a Council variance to permit a three-unit dwellings with reduced development standards in the R-4, Residential District; and

WHEREAS, Section 3325.241(D), Building Design Standards, requires that for each primary building frontage, at least 60 percent of the area between the height of two feet and ten feet above grade shall be clear/non-tinted window glass permitting a view of the building's interior to a minimum depth of four feet; and that for a secondary building frontage, the pattern of window glass shall continue from the primary frontage a minimum distance of ten feet, while the applicant proposes window glass coverage of 18 percent with no interior view as this is a residence; and

WHEREAS, Section 3325.241(E), Building Design Standards, requires that 25 percent of second and higher floor building frontages shall be window glass, while the applicant proposes window glass coverage of 16.7 percent; and

WHEREAS, Section 3332.25(B), Maximum side yards required, requires the sum of the widths of each side yard to equal or exceed 20 percent of the width of the lot, or 12 feet for a lot width of 60 feet, while the applicant proposes a reduced maximum side yard of 10.33 feet; and

WHEREAS, the University Area Commission recommends approval; and

WHEREAS, the University Impact District Review Board recommends approval of said zoning change; and

WHEREAS, City Departments recommend approval of the requested variances as the project is reflective of recent residential infill developments and is compatible with the established development pattern in this urban neighborhood; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificates 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 owners of the property located at **1503 & 1505 NORTH FOURTH STREET (43201)**, 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 Sections 3325.241(D)(E), Building Design Standards; and 3332.25, Maximum side yard required, of the Columbus City Codes, are hereby granted for the property located at **1503 & 1505 NORTH FOURTH STREET (43201)**, insofar as said sections prohibit reduced window glass on the first floor from 60 percent to 18 percent with no interior view; reduced window glass on the second floor from 25 percent to 16.7 percent; and a reduced maximum side yard from 12 to 10.33 feet for the proposed three-unit dwelling; said property being more particularly described as follows:

1503 & 1505 NORTH FOURTH STREET (43201), being 0.18± acres located on the west side of Fourth Street, 150± feet south of Eleventh Avenue, and being more particularly described as follows:

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

Being Lots Number Thirteen (13) and Fourteen (14) of THE CLIFTON ADDITION to the City of Columbus, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 2777, Recorder's Office, Franklin County, Ohio.

Property Address: 1503-1505 North Fourth Street; Columbus, OH 43201

Parcels: 010-038780 and 010-019475

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a three-unit dwelling or those uses permitted in the R-4, Residential District.

SECTION 3. That this ordinance is further conditioned on the subject site being developed in general conformance with the site plan titled, **“1503 & 1505 NORTH FOURTH”** dated May 16, 2018, and drawn and signed by Juliet Bullock, Architect. The plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the plan shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

SECTION 4. That this ordinance is further conditioned on the applicant obtaining all applicable permits and Certificates

of Occupancy for the proposed use.

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.