Council Variance Application CV18-034

APPLICANT: Suzanne M. Hoholik; 191 East Blake Avenue; Columbus, OH 43202.

PROPOSED USE: Single-unit condominium.

CLINTONVILLE AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested variance will conform an existing single unit within a four-unit condominium building zoned in the C-4, Commercial District. A Council variance is necessary because residential uses are only permitted above specified commercial uses in the C-4 district. The site is located within the planning area of the *Clintonville Neighborhood Plan* (2009), which recommends multi-unit residential uses at 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. A hardship exists because the nonconforming nature of the site precludes financing options, and approval of this request will not add a new or incompatible use to the area. Staff notes that several properties along this block of Indianola Avenue have received Council variances to conform existing dwelling units in the C-4 district.

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 **364 PARKVIEW DRIVE (43202)**, to permit a single-unit condominium in the C-4, Commercial District (Council Variance # CV18-034).

WHEREAS, by application # CV18-034, the owner of property at **364 PARKVIEW DRIVE (43202)**, is requesting a Council variance to permit a single-unit condominium in the C-4, Commercial District; and

WHEREAS, Section 3356.03, C-4 permitted uses, permits dwelling units only above certain commercial uses, while the applicant proposes to conform an existing single-unit condominium; 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 condominium in the C-4, Commercial District, and the *Clintonville Neighborhood Plan* recommends residential uses at this and surrounding locations; 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 the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect 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 **364 PARKVIEW DRIVE (43202)**, 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 3356.03, C-4 permitted uses, of the Columbus City Codes, is hereby granted for the property located at **364 PARKVIEW DRIVE (43202)**, insofar as said section prohibits a single-unit condominium in the C-4, Commercial District, said property being more particularly described as follows:

364 PARKVIEW DRIVE (43202), being 0.01± acres located on the south side of Parkview Drive, 100 feet west of Indianola Avenue, and being more particularly described as follows:

Being Unitt Number Three Hundred Sixty Four (364) of Glen Echo Ravine Condominiums, as the same is numbered, designated, delineated, and described in the declaration, Bylaws, and Drawings thereof, of record respectively in Instrument Number 200509230199039 and Condominium Plat Book 154, Pages 64-66, Recorder's Office Franklin County, Ohio.

Commonly known as 364 Parkview Drive, Columbus, Ohio 43202.

Parcel Number: 010-277799

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 condominium, or those uses permitted in the C-4, Commercial District.

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