



# City of Columbus

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

## Legislation Text

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**File #:** 2749-2018, **Version:** 1

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### **Council Variance Application: CV18-056**

**APPLICANT:** Corey Michael Reeb; 465 Southwood Avenue; Columbus, OH 43207.

**PROPOSED USE:** Single-unit dwelling.

**COLUMBUS SOUTH SIDE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The requested variance will conform an existing single-unit dwelling 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 boundaries of the *South Side Plan* (2002), which recommends "Neighborhood Mixed Use" land uses for this location, a designation that supports residential uses. 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 non-conforming nature of the site precludes financing options and prevents the owners from further improving the property. Approval of this request will not add a new or incompatible use to the area.

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 **465 SOUTHWOOD AVENUE (43207)**, to conform an existing single-unit dwelling in the C-4, Commercial District (Council Variance #CV18-056).

**WHEREAS**, by application #CV18-056, the owner of property at **465 SOUTHWOOD AVENUE (43207)**, is requesting a Council variance to permit a single-unit dwelling 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 dwelling; and

**WHEREAS**, the Columbus South Side Area Commission recommends approval; and

**WHEREAS**, 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 C-4, Commercial District which has been long established on this lot. The request is consistent with the residential uses that are prevalent in the surrounding neighborhood, and the land use recommendations of the *South Side Plan*; 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 **465 SOUTHWOOD AVENUE (43207)**, 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 **465 SOUTHWOOD AVENUE (43207)**, insofar as said section prohibits a single-unit dwelling in the C-4, Commercial District, said property being more particularly described as follows:

**465 SOUTHWOOD AVENUE (43207)**, being 0.08± acres located on the south side of Southwood Avenue, 120 ± feet east of Parsons Avenue, and being more particularly described as follows:

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

Being 50 feet off of the East ends of Lots Number One (1) & Two (2), of Mrs. Jacob Karn's Parsons Avenue Subdivision of One acre of land Situated in the North part of Half Section No. 41, Township 5, Range 22, Refugee Lands, Franklin County, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Page 144, Recorder's Office, Franklin County, Ohio.

Property Address: 465 Southwood Avenue Columbus, OH 43207

Parcel No.: 010-001923-00

**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 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.