



Legislation Text

File #: 2928-2018, **Version:** 1

Council Variance Application: CV16-020

APPLICANT: Dashnor Kodhelaj; 1581 Parsons Avenue; Columbus, OH 43207.

PROPOSED USE: To conform a 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 the C-4 district permits dwellings only above certain commercial uses. The site lies within the boundaries of *South Side Plan* (2014), which recommends neighborhood mixed-use for this location. A hardship exists because the nonconforming nature of the site affects financing options and the ability of the owner to make improvements to the structure. The dwelling has been long established on this lot, and is consistent with the residential uses that are prevalent in the surrounding neighborhood. 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 **1581 PARSONS AVENUE (43207)**, to conform an existing single-unit dwelling in the C-4, Commercial District (Council Variance #CV16-020).

WHEREAS, by application #CV16-020, the owner of property at **1581 PARSONS AVENUE (43207)**, is requesting a Council variance to conform an existing single-unit dwelling in the C-4 Commercial District; and

WHEREAS, Section 3356.03, C-4 permitted uses, permits dwellings only above certain commercial uses, while the applicant proposes to maintain an existing single-unit dwelling; and

WHEREAS, The Columbus South Side 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 C-4 Commercial District, and the proposal is compatible with the residential character of 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 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 **1581 PARSONS AVENUE (43207)**, in using said property as desired; and

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. 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 **1581 PARSONS AVENUE (43207)**, in that said section prohibits a single-unit dwelling in the C-4, Commercial District; said property being more particularly described as follows:

1581 PARSONS AVENUE (43207), being 0.12± a acres located at the northwest corner of Parsons Avenue and East Markison Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and City of Columbus:

Being Lot Number Forty-three (43) in Emily Stewart's Subdivision, as the said lot is numbered and delineated upon the recorded plat thereof, of Record in Plat Book 5, Page 167, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-033527

Property Address: 1581 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 a single-unit dwelling, or those uses 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.