



Legislation Text

File #: 3219-2018, **Version:** 1

Council Variance Application: CV18-066

APPLICANT: Sheryl A. Haushalter; 13670 US Highway 68; Kenton, OH 43326.

PROPOSED USE: Industrial development.

SOUTHWEST AREA COMMISSION 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 #3218-2018; Z18-049) to the M, Manufacturing District. The applicant is proposing to maintain a reduced parking setback line along Frank Road. The reduced parking setback line is supportable because it is consistent with the existing parking setbacks of adjacent properties along Frank Road. Additionally, staff has requested the applicant install headlight screening along the Frank Road frontage, and participate in access consolidation should the site, or adjacent properties, redevelop.

To grant a Variance from the provisions of Section 3312.27, Parking setback line; of the Columbus City Codes; for the property located at **1367 FRANK ROAD (43223)**, to permit a reduced parking setback line in the M, Manufacturing District (Council Variance #CV18-066).

WHEREAS, by application #CV18-066, the owner of property at **1367 FRANK ROAD (43223)**, is requesting a Council variance to permit a reduced parking setback line in the M, Manufacturing District; and

WHEREAS, Section 3312.27, Parking setback line, requires a parking setback line of 25 feet along Frank Road, while the applicant proposes to maintain a reduced parking setback line of zero feet; and

WHEREAS, the City Departments recommend approval because the requested Council variance is consistent with the development patterns of adjacent properties. Additionally, conditions are included for headlight screening to be provided and for consolidation of access points should the subject site, or adjacent sites, redevelop; and

WHEREAS, this ordinance requires separate submission for all applicable permits and a Certificate 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 **1367 FRANK ROAD (43223)**, 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 3312.27, Parking setback line, of the Columbus City Codes, is hereby granted for the property located at **1367 FRANK ROAD (43223)**, insofar as said section prohibits a reduced parking setback line from 25 feet to zero feet along Frank Road; said property being more particularly described as follows:

1367 FRANK ROAD (43223), being 0.70± acres located on the south side of Frank Road, 500± feet west of Hardy Parkway Street, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin, and in the State of Ohio and being a part of a 12 acre tract, in survey number 1454 Virginia Military Lands, also being parcel I and parcel II as described in Deed Book 3628, page 140, and as conveyed to Billy G Laney by deed of record in Deed Book 3628, page 140, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin found along the South right-of-way line to Frank Road and being the Northeast corner of a 1.00 acre tract conveyed to Five Star Investments by Official Record Volume 28016, page F11;

Thence North 80°00'00" West with the South right-of-way of Frank Road, a distance of 117.73 feet to set iron pin being the Northeast corner of said 0.698 acre tract, and True Place of Beginning of herein described;

Thence South 10°00'00" West, a distance of 201.81 feet to an iron pin found;

Thence North 80°36'00" West, a distance of 150.00 feet to an iron pin set;

Thence North 10°00'00" East, a distance of 203.39 feet to an iron pin set;

Thence South 80°00'00" East along South right-of-way line of Frank Road, a distance of 150.00 feet to the True Place of Beginning containing 0.698 acres, more or less.

The bearings are based on the same meridian as the centerline of Frank Road as shown in recorded Deed Book 3628, page 140, Recorder's Office, Franklin County, Ohio, having a bearing of South 80°00'00" East.

Known as Parcel Numbers: 570-126305 & 570-126838

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for those uses permitted in the M, Manufacturing District.

SECTION 3. That this ordinance is further conditioned upon the following:

1. Upon redevelopment of the subject site, or redevelopment of either of the adjacent parcels along Frank Road, the owner shall participate in a consolidation of access points onto Frank Road as requested and approved by the Department of Public Service.
2. The applicant shall plant and maintain headlight screening as required by Section 3312.21(D)(1) along the Frank Road frontage right-of-way, with approval from the Department of Public Service.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.