



## Legislation Text

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**File #:** 3231-2018, **Version:** 1

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### **Council Variance Application: CV18-079**

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

**PROPOSED USE:** Five-unit apartment building.

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

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with a vacant structure in the R-2F, Residential District. The requested Council variance will permit the repurposing of the structure into a five-unit apartment building. A Council variance is necessary because the R-2F district allows a maximum of two dwelling units on one parcel. The request includes variances to reduce the building and parking setbacks as well as rear yard requirements. The site is within the boundaries of the *Near Southside Plan* (2011), which recommends "Medium Density Mixed Residential" land uses at this location. The requested five-unit apartment building, while higher in density than the Plan's recommendation, it is consistent with the redevelopment of existing former industrial sites into alternative uses that are more compatible with adjacent residential uses.

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.27, Parking setback line; 3332.21, Building lines; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at **954 GILBERT STREET (43206)**, to permit a five-unit apartment building with reduced development standards in the R-2F, Residential District (Council Variance #CV18-079).

**WHEREAS**, by application #CV18-079, the owner of property at **954 GILBERT STREET (43206)**, is requesting a Council Variance to permit a five-unit apartment building with reduced development standards in the R-2F, Residential District; and

**WHEREAS**, Section 3332.037, R-2F residential district, permits one single- or two-unit dwelling on a parcel, while the applicant proposes five apartment units in an existing building; and

**WHEREAS**, Section 3312.27, Parking setback line, requires the minimum parking setback line to be 25 feet, while the applicant proposes to maintain the parking setback line of ten feet along Kossuth Street, as shown on the site plan; and

**WHEREAS**, Section 3332.21, Building lines, requires a minimum building setback line of ten feet, while the applicant proposes to maintain the existing building setback line of approximately 2.66 feet along Gilbert Street, as shown on the site plan; and

**WHEREAS**, Section 3332.27, Rear yard, requires that each dwelling, apartment, house, or other principal building shall be erected so as to provide a rear yard totaling not less than 25 percent of the total lot area, while the applicant proposes a rear yard of 0 percent; and

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

**WHEREAS**, the City Departments recommend approval of the requested Council variance because while higher in density than the *Near Southside Plan's* recommendation, it is consistent with the redevelopment of existing former industrial sites into alternative uses that are more compatible with adjacent residential uses; and

**WHEREAS**, said ordinance requires separate submission for all applicable permits and a Certificate of Zoning Clearance 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 **954 GILBERT STREET (43206)**, 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 3332.037, R-2F residential district; 3312.27, Parking setback line; 3332.21, Building lines; and 3332.27, Rear yard, of Columbus City Codes, is hereby granted for the property located at **954 GILBERT STREET (43206)**, insofar as said sections prohibit a five-unit apartment building in the R-2F, Residential District; with a reduced parking setback from 25 feet to 10 along Kossuth Street; a reduced building line from 10 feet to the existing 2.66 feet; and a reduced rear yard from 25 to 0 percent; said property being more particularly described as follows:

**954 GILBERT STREET (43206)**, being 0.22± acres located at the southeast corner of Gilbert Street and East Kossuth Street, and being more particularly described as follows:

Situated in the County of Franklin and State of Ohio and in the City of Columbus and bounded and described below:

Being a part of the premises designates as Reserve "A" of Stegner and Ehring's Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, pages 230 and 231, Recorder's Office, Franklin County, Ohio. The premises hereby conveyed being 134' off of the north end of said Reserve "A" and more particularly bounded and described as follows: Beginning at a point in the northwest corner of said Reserve "A", thence easterly on the north line of said Reserve "A" 72.90 feet to the northeast corner of said Reserve "A", then southerly on the east line of said Reserve

"A", 134 feet to a point in the east line of said Reserve "A" which point is 64.46 feet north of the southeast corner of said Reserve "A"; then in a westerly direction on a line parallel with the north line of said Reserve "A", 73.27 feet, more or less, to a point in the west line of said Reserve "A", 134 feet to the place of the beginning.

Stegner and Ehrings sub - 134' NE Res A, total acreage .22 Effective frontage 134' and effective depth 73.27' (south) and 72.9' (north)

Parcel ID: 010-048817

Property known as: 954 Gilbert Street, Columbus, OH 43206

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for up to a five-unit apartment building, or those uses permitted in the R-2F, Residential District.

**SECTION 3.** That this ordinance is further conditioned on the subject site being developed in general conformance with

the site plan titled, “**954 GILBERT,**” dated November 2, 2018, and signed by Juliet Bullock, Applicant. 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 a Certificate of Zoning Clearance 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.