



Legislation Text

File #: 1387-2019, **Version:** 1

Council Variance Application: CV19-002

APPLICANT: Patrick Lynch; c/o Tom Vetter; 7189 Fox Run Street; Pickerington, OH 43147.

PROPOSED USE: Single-unit dwelling.

BREWERY DISTRICT COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a vacant office building in the M, Manufacturing District. The requested Council variance will permit the existing building to be converted into a single-unit dwelling. The Council variance is necessary to allow a ground-floor residential use in the M, Manufacturing District. The site is located within the boundaries of the "Southern Tier" of the *Brewery District Plan* (1993), which supports residential uses. The proposal is also consistent with the residential uses that are prevalent in the surrounding neighborhood.

To grant a Variance from the provisions of Section 3363.01, Manufacturing districts, of the Columbus City Codes; for the property located at **829 SOUTH FRONT STREET (43206)**, to permit a single-unit dwelling in the M, Manufacturing District (Council Variance #CV19-002).

WHEREAS, by application #CV19-002, the owner of property at **829 SOUTH FRONT STREET (43206)** is requesting a Council variance to permit a single-unit dwelling in the M, Manufacturing District; and

WHEREAS, Section 3363.01, Manufacturing districts, does not permit a single-unit dwelling and allows only limited residential uses, while the applicant proposes to convert an existing office building into a single-unit dwelling; and

WHEREAS, the Brewery District 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 permit a single-unit dwelling in the M, Manufacturing District, and the *Brewery District Plan* recognizes that the current zoning does not accurately represent the increasingly predominant residential nature of the area, and supports the preservation of original structures and residential uses in the area; and

WHEREAS, said 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 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 **829 SOUTH FRONT 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 Section 3363.01, Manufacturing districts, of the Columbus City Codes, is hereby granted for the property located at **829 SOUTH FRONT STREET (43206)**, insofar that said sections prohibit a single-unit dwelling in the M, Manufacturing District; said property being more particularly described as follows:

829 SOUTH FRONT STREET (43206), being 0.11± acres located on the west side of South Front Street, 95± feet south of West Kossuth Street, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus: being described as the south half part of lot number seven (7) in Theodore w. Tallmadge's south addition to said city, as the same is numbered and delineated upon the recorded plat thereof, of record in plat book 1 page 412, in the recorder's office, of Franklin County, Ohio, and more particularly described as follows:

Beginning at a point in the southeasterly corner of said lot no. seven (7) which is on the westerly line of front street; thence, from said point of beginning with the westerly boundary of front street in a northerly direction twenty-seven and zero tenths (27.0) feet to a spike; thence in a westerly direction at an angle of one hundred two (102) degrees, six (06) minutes, one hundred eighty-four and zero tenths (184.0) feet, more or less to a point in the easterly boundary of bank street; thence, with the easterly boundary of bank street in a southerly direction twenty-seven and zero tenths (27.0) feet to a point which is the southwesterly corner of said lot no. 7, thence, in an easterly direction parallel with the aforesaid one hundred eighty-four and zero tenths (184.0) feet easterly-westerly boundary one hundred eighty-four and zero tenths (184.0) feet, more or less to the point of beginning.

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 M, Manufacturing District.

SECTION 3. That this ordinance is further conditioned on the subject site being developed in general conformance with the site plans titled, "**SCHEMATIC DRAWINGS FOR THE LYNCH RESIDENCE, SHEETS 1-2**," dated April 19, 2019, and signed by Patrick Lynch, Applicant. The plans 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 plans 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 Occupancy 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.