



Legislation Text

File #: 1550-2019, **Version:** 1

Council Variance Application: CV19-032

APPLICANT: Christopher J. Knoppe; PO Box 732; Worthington, OH 43085.

PROPOSED USE: A carriage house on a lot developed with a single-unit dwelling.

FRANKLINTON AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a single-unit dwelling zoned in the R-2F, Residential District. The requested Council variance will permit the addition of a carriage house on the rear of the property. The variance is necessary because while the R-2F district permits two dwellings in one building, two separate single-unit dwellings on the same lot are prohibited. Variances for reduced number of parking spaces, lot width, lot area, fronting, minimum side yard, rear yard, and private garage are included in this request. The site is within the boundaries of the *West Franklinton Plan* (2014) which recommends "Medium-High Density Mixed Residential (10-16 du/AC)." Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines. Planning Division Staff recognize this proposal as being generally consistent with the land use recommendation of the *West Franklinton Plan* and the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3312.49, Minimum numbers of parking spaces required; 3332.14, R-2F area district requirements; 3332.19, Fronting on a public street; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; and 3332.38(F), Private garage, for the property located at **70 MARTIN AVE (43222)**, to permit two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV19-032).

WHEREAS, by application #CV19-032, the owner of property at **70 MARTIN AVE (43222)**, is requesting a Council Variance to permit a single-unit dwelling (a carriage house) on the rear of a lot developed with a single-unit dwelling with reduced development standards in the R-2F, Residential District; and

WHEREAS, Section 3332.037, R-2F, residential district, permits a maximum of two units in one building, but prohibits two single-unit dwellings on one lot, while the applicant proposes to develop a dwelling unit above a garage (carriage house) on a lot developed with a single-unit dwelling; and

WHEREAS, Section 3312.49, Minimum numbers of parking spaces required, requires two parking spaces per dwelling unit, or four spaces total for two units, while the applicant proposes three parking spaces; and

WHEREAS, Section 3332.14, R-2F area district requirements, requires a single-unit dwelling or other principal building to be situated on a lot of no less than 6,000 square feet in area, while the applicant proposes two separate single-unit dwellings on a lot that contains 6,557± square feet (3,278± per dwelling unit); and

WHEREAS, Section 3332.19, Fronting on a public street, requires a dwelling unit to have frontage on a public street, while the applicant proposes no frontage for the rear carriage house dwelling; and

WHEREAS, Section 3332.26, Minimum side yard permitted, requires a minimum side yard of five feet, while the applicant proposes a minimum side yard of approximately three feet on the north side of the proposed rear carriage house dwelling; and

WHEREAS, Section 3332.27, Rear yard, requires a rear yard totaling no less than 25 percent of the total lot area, while the applicant proposes no rear yard for the rear carriage house dwelling; and

WHEREAS, Section 3332.38(F), Private garage, requires no portion of the lot area devoted to a private garage or a carport to exceed the greater of 720 square feet, or one-third of the minimum net floor area for living quarters of the principal residence, while the applicant proposes a garage that contains 1,056± square feet; and

WHEREAS, the Franklinton Area Commission recommends approval of said zoning change; and

WHEREAS, City Departments recommend approval because the requested variances would permit a carriage house that is consistent with the land use recommendations of the *West Franklinton Plan* and the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificates of Occupancy for the proposed uses; 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 **70 MARTIN AVE (43222)**, in using said property as desired; now, therefore:

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

SECTION 1. That a variance be granted from the provisions of Sections 3332.037, R-2F, residential district; 3312.49, Minimum numbers of parking spaces required; 3332.14, R-2F area district requirements; 3332.19, Fronting on a public street; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; and 3332.38(F), Private garage, for the property located at **70 MARTIN AVE (43222)**, insofar as said sections prohibit two single-unit dwellings on one lot in the R-2F, Residential District; with a parking space reduction from four spaces to three spaces; a reduction in the required lot area from 6,000 square feet to 3,278± square feet per dwelling unit; no frontage on a public street for the rear carriage house dwelling; a reduced minimum side yard from five feet to three feet on the north side of the proposed rear carriage house dwelling; a reduction in rear yard from 25 percent to no rear yard for the carriage house; and an increased garage size from 720 square feet to 1,056 square feet; said property being more particularly described as follows:

70 MARTIN AVE (43222), being 0.15± acres located on the east side of Martin Avenue, 175± feet north of West State Street, and being more particularly described as follows:

Being Lot Numbers 64-65 of Richard Sinclairs West Side Addition (Parcel # 010-050805); of record in Plat Book 4 Page 3, Recorder's Office, Franklin County, Ohio; excepting therefrom 6.2' off of the southernmost line of Lot Number 64.

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 and a rear single-unit carriage house on the same lot, 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, "**CARRIAGE HOUSE, 70 MARTIN AVE,**" signed by Christopher J. Knoppe, Applicant, and dated May 15, 2019. 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 Occupancy for the proposed uses.

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.