



Legislation Text

File #: 2582-2019, **Version:** 1

Council Variance Application: CV19-064

APPLICANT: Alejandro Gonzalez; 825 South Front Street; Columbus, OH 43206.

PROPOSED USE: Two single-unit dwellings on one lot.

BREWERY DISTRICT COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is currently developed with a single-unit dwelling zoned in the M, Manufacturing District. Ordinance #2493-2016 (CV16-038) was passed on October 17, 2019 to conform the single-unit residential use of the property. The applicant now proposes to construct an additional dwelling unit above a detached garage (a carriage house) on the property. The Council variance is necessary to increase the number of residential units in the M, Manufacturing District. Variances to allow maneuvering over parking spaces, a reduced parking setback, stacked parking spaces, a reduction from four required to two parking spaces, and reduced building setbacks are included in the request. 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 compatible with the residential uses that are prevalent in the surrounding neighborhood.

To grant a Variance from the provisions of Sections 3363.01, M, Manufacturing District; 3312.25, Maneuvering; 3312.29, Parking space; 3312.49, Minimum numbers of parking spaces required; and 3363.24(B)(D1), Building lines in an M-manufacturing district, of the Columbus City codes; for the property located at **825 S. FRONT ST. (43206)**, to permit two detached single-unit dwellings (a single-unit dwelling and a carriage house) on one lot with reduced development standards in the M, Manufacturing District, and to repeal Ordinance #2493-2016, passed October 17, 2016 (Council Variance #CV19-064).

WHEREAS, by application #CV19-064, the owner of property at **825 S. FRONT ST. (43206)**, is requesting a Council variance to permit two detached single-unit dwellings with reduced development standards 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 two single-unit dwellings on one lot; and

WHEREAS, Section 3312.25, Maneuvering, requires parking spaces to have sufficient access and maneuvering area on the lot where the parking spaces are located, while the applicant proposes to permit maneuvering over parking spaces; and

WHEREAS, Section 3312.29, Parking space, requires that a parking space shall be a rectangular area of not less than 9 feet by 18 feet with no stacking permitted, while the applicant proposes one stacked parking space behind one code-compliant parking space; and

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

WHEREAS, Section 3363.24(B)(D1), Building lines in an M-Manufacturing district, requires a building line of not less than 25 feet along Bank Street, and requires an average of the building lines of the contiguous parcels, or 3± feet along South Front Street, while the applicant proposes a 6± foot building line along Bank Street and a zero foot building line along South Front Street; and

WHEREAS, the Brewery District Commission recommends approval; and

WHEREAS, the City Departments recommend approval of the request for two detached single-unit dwellings and variances to M, Manufacturing District standards. Staff recognizes these variances are supportable as the *Brewery District Plan* seeks to preserve and enhance the area as a residential, low intensity commercial, mixed-use district and to preserve the residential character of the area; and

WHEREAS, said ordinance requires separate submission for all applicable permits and a Certificate of Occupancy for the proposed use (if applicable); 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 **825 S. FRONT ST. (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 3363.01, M, Manufacturing District; 3312.25, Maneuvering; 3312.29, Parking space; 3312.49, Minimum numbers of parking spaces required; and 3363.24(B)(D1), Building lines in an M-manufacturing district, of the City of Columbus codes; are hereby granted for the property located at **825 S. FRONT ST. (43206)**, insofar as said sections prohibit two detached single-unit dwellings on one lot in the M, Manufacturing District; with maneuvering over parking spaces; stacked parking spaces; a reduction from 4 required parking spaces to 2 parking spaces; and a reduction in the building line from 25 feet to 6± feet along Bank Street and from 3± feet to 0± feet along Front Street; said property being more particularly described as follows:

825 S. FRONT ST. (43206), being 0.07± acres located on the west side of South Front Street, 55± feet south of West Kossuth Street, and being more particularly described as follows:

Situated in the City of Columbus, County of Franklin and State of Ohio, and bounded and described as follows:

Being part of the North Half of Lot Number Seven (7) of T.W. TALLMADDGE'S SOUTH ADDITION, as the same is shown of record in Plat Book 1, Page 412, Franklin County Records and being more particularly described as follows:

Beginning at a cross in the cement walk at the center of the East line of said Lot Number 7 and the West line of Front Street;

Thence, West and parallel with the North line of said Lot Number 7, 184.40 feet to an iron pipe in the West line of said Lot;

Thence, with the West line of said Lot, North 13 feet to an iron pipe;

Thence, Easterly and parallel with the North line of said Lot, 107.65 feet to a cross cut in the edge of the cement walk;

Thence, North at right angles to said line 5.87 feet to another cross in the cement walk

Thence, in an Easterly direction 29.70 feet to a point in the North line of said Lot Number 7 marked by a spike in the

walk;

Thence, with the North line of said Lot Easterly 45 feet to an iron pin in the Northeast corner of said Lot;

Thence, South with the East line of said Lot, 27 feet to the Place of Beginning.

Commonly Known as: 825 S. Front Street, Columbus, Ohio 43206

Parcel Number: 010-057881-00

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for two detached single-unit dwellings, or those uses permitted 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 plan titled, “**GONZALEZ RESIDENCE**,” dated October 2, 2019, and signed by Alejandro Gonzalez, 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 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 (if applicable) 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.

SECTION 6. That Ordinance #2493-2016, passed October 17, 2016, be and is hereby repealed.