



Legislation Text

File #: 2750-2019, **Version:** 2

Council Variance Application CV19-091

APPLICANT: Robert Russell; 7050 Motts Place Road; Columbus, OH 43110.

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

GREATER SOUTH EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.52± acre lot has been developed with two single-unit dwellings since before it was annexed into the City of Columbus in 1983, and then subsequently rezoned to the R-2, Residential District in 1999. A Council variance will conform the existing dwellings which is necessary because the R-2 district permits only one dwelling unit per lot. The site is within planning boundaries of the *South East Land Use Plan* (2018), which recommends very low density residential land uses at this location. A hardship exists because the non-conforming status of the site precludes financing options. Approval of this request will not add a new or incompatible use to the area.

To grant a Variance from the provisions of Section 3332.033, R-2, residential district; for the property located at **7050 MOTTS PLACE RD. (43110)**, to permit two single-unit dwellings on one lot in the R-2, Residential District (Council Variance #CV19-091) **and to declare an emergency.**

WHEREAS, by application #CV19-091, the owner of property at **7050 MOTTS PLACE RD. (43110)**, is requesting a Council variance to permit two single-unit dwellings on one lot in the R-2, Residential District; and

WHEREAS, Section 3332.033, R-2, residential district, permits only one single-unit dwelling unit per lot, while the applicant proposes to conform two existing single-unit dwellings on the same lot; and

WHEREAS, the Greater South East Area Commission recommends approval; and

WHEREAS, the City Departments recommend approval because this request will not add a new or incompatible use to the area, will conform two existing single-unit dwellings in the R-2, Residential District, and is consistent with the *South East Land Use Plan's* land use recommendation; 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 **7050 MOTTS PLACE RD. (43110)**, in using said property as desired;

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; now, therefore:

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

SECTION 1. That a variance from the provisions of Section 3332.033, R-2, residential district, of the Columbus City Codes, is hereby granted for the property located at **7050 MOTTS PLACE RD. (43110)**, insofar as said section prohibits two single-unit dwellings on one lot in the R-2, Residential District, said property being more particularly described as follows:

7050 MOTTS PLACE RD. (43110), being 0.52± acres located at the northeast corner of Motts Place Road and Motts Place Court, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number Thirty-one (31), of Motts Place, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 95, Page 1, Recorder's Office, Franklin County, Ohio.

Parcel No. 530-253812

Known as: 7050 Motts Place Rd., Canal Winchester, OH 43110

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for two single-unit dwellings, or those uses permitted in the R-2, Commercial District.

SECTION 3. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~
That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.