



## Legislation Text

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**File #:** 0303-2020, **Version:** 1

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### **Council Variance Application CV19-053**

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

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

**NEAR EAST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant has received a recommendation of approval from Staff and the Development Commission for a concurrent rezoning (Ordinance #0301-2020; Z19-036) to the AR-1, Apartment Residential District to allow the development of an apartment building. The requested variance will permit reduced development standards associated with setbacks and side yard requirements. Staff supports the variances as they will allow flexibility in the site design on this urban lot. A site plan commitment is also included with a design that ensures that the proposed six-unit apartment building is compatible with surrounding development and the recommendations of the *Near East Area Plan (2005)*.

To grant a Variance from the provisions of Sections 3333.18, Building lines; 3333.22, Maximum side yard required; and 3333.23, Minimum side yard permitted, of the Columbus City Codes; for the property located at **1010 E. LONG ST. (43203)**, to permit an apartment building with reduced development standards in the AR-1, Apartment Residential District (Council Variance #CV19-053).

**WHEREAS**, by application #CV19-053, the owner of property at **1010 E. LONG ST. (43203)**, is requesting a Council variance to permit the development of an apartment building with reduced development standards in the AR-1, Apartment Residential District; and

**WHEREAS**, Section 3333.18, Building lines, requires a building line of 25 feet along East Long Street, while the applicant proposes a building line of 6 feet 11 inches along East Long Street; and

**WHEREAS**, Section 3333.22, Maximum side yard required, requires that the sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot, provided that no more than 16 feet need be so devoted, while the applicant proposes a reduced total side yard from 16 feet to 5 feet 3 inches for the proposed development; and

**WHEREAS**, Section 3333.23, Minimum side yard permitted, requires the side yard to be equal to one-sixth of the height of the building where it exceeds two and one-half stories in height, or 5.83 feet for a 35 foot high building, while the applicant proposes a reduced minimum side yard of 3 feet 4 inches along the western property line and 1 foot 11 ½ inches along the eastern property line; and

**WHEREAS**, the Near East Area Commission recommends approval; and

**WHEREAS**, the City Departments recommend approval of the variances as they will allow flexibility in the site design on the urban lot. A site plan commitment is also included with a design that ensures that this proposed development is compatible with surrounding development; and

**WHEREAS**, this 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 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 **1010 E. LONG ST. (43203)**, 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 3333.18, Building lines; 3333.22, Maximum side yard required; and 3333.23, Minimum side yard permitted, of the Columbus City Codes, is hereby granted for the property located at **1010 E. LONG ST. (43203)**, insofar as said sections prohibit a reduced building line from 25 feet to 6 feet 11 inches along the East Long Street frontage; a reduced maximum side yard required from 16 feet to 5 feet 3 inches; and a reduced minimum side yard permitted from 5.83 feet to 3 feet 4 inches along the western property line and 1 foot 11 ½ inches along the eastern property line for a proposed apartment building; said property being more particularly described as follows:

**1010 E. LONG ST. (43203)**, being 0.19± acres located on the north side of East Long Street, 37.1± feet east of Miami Avenue, and being more particularly described as follows:

TRACT I

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BOUNDED AND DESCRIBED AS FOLLOWS BEING LOT NUMBER FIVE (5) OF JOHN LE CRONES SUBDIVISION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 3, PAGE 325, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

PROPERTY ADDRESS: 1016 EAST LONG STREET, COLUMBUS, OH 43203  
PARCEL NUMBER: 010-021728

TRACT 2 & 3

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BOUNDED AND DESCRIBED AS FOLLOWS BEING LOT NUMBERS TWO (2), THREE (3), AND FOUR (4) OF JOHN LE CRONES SUBDIVISION, AS THE SAME ARE NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 3, PAGE 325, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

PROPERTY ADDRESSES: 1004-1008 EAST LONG STREET, COLUMBUS. OH 43203  
PARCEL NUMBERS 010-028564 & 010-006653

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a six-unit apartment building, or those uses permitted in the AR-1, Apartment Residential District.

**SECTION 3.** That this ordinance is further conditioned on the subject site being developed in general conformance with the site plan titled, "**SITE PLAN**," dated January 23, 2020, and signed by Juliet Bullock, 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 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 Certificates 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.