



Legislation Text

File #: 1307-2020, **Version:** 2

Council Variance Application: CV20-034

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

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

LIVINGSTON AVENUE AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of a single parcel developed with a single-unit dwelling in the R-3, Residential District. The requested Council variance will permit a carriage house to be constructed on the rear of the lot. Variances for lot width, area district requirements, fronting, and rear yard are included with this request. The site is located within the planning area of the *Near Southside Plan* (2011), which recommends "Medium Density Mixed Residential" uses at this location. City staff supports the requested variance as the proposal is consistent with the housing types and density in the surrounding area, and is reflective of the recent infill development pattern in urban neighborhoods.

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; 3332.05 Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.19, Fronting; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at **590 CARPENTER ST. (43205)**, to permit two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District (Council Variance #CV20-034) **and to declare an emergency.**

WHEREAS, by application #CV20-034, the owner of the property at **590 CARPENTER ST. (43205)**, is requesting a Variance to permit two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District; and

WHEREAS, Section 3332.035, R-3, residential district, permits one single-unit dwelling per lot, while the applicant proposes two single-unit dwellings on one lot; and

WHEREAS, Section 3332.05 Area district lot width requirements, requires a lot width of no less than 50 feet, while the applicant proposes to maintain the existing lot width of 36.6 feet; and

WHEREAS, Section 3332.13, R-3 area district requirements, requires that a single-unit dwelling or other principal building shall be situated on a lot of not less than 5,000 square feet in area, while the applicant proposes two single-unit dwellings on a lot that contains 4,018.7± feet pursuant to the lot area calculation in Section 3332.18(C); and

WHEREAS, Section 3332.19, Fronting, requires a dwelling to front upon a public street, while the applicant proposes a carriage house that fronts on a rear public alley, noting that the side of the carriage house fronts upon Stone Avenue, which is a public street; and

WHEREAS, Section 3332.27, Rear yard, requires that each dwelling, residence, or other principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area, while the applicant proposes no

rear yard for the carriage house; and

WHEREAS, the Livingston Avenue Area Commission recommends approval; and

WHEREAS, City Departments recommend approval because the request is consistent with the housing types and density in the surrounding neighborhood as recommended by the *Near Southside Plan*, and is reflective of the recent infill development pattern in urban neighborhoods; and

WHEREAS, said ordinance requires separate submission for all applicable permits and a Certificate of Occupancy for the proposed carriage house; 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 **590 CARPENTER ST. (43205)**, 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; with the delays due to the shutdowns, we are concerned that delaying for an additional 30 days prior to submission for permit would not allow us to get our project under roof prior to bad weather in fall/early winter; now, therefore:

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

SECTION 1. That a variance is hereby granted from the provisions of Sections 3332.035, R-3, residential district; 3332.05 Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.19, Fronting; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at **590 CARPENTER ST. (43205)**, insofar as said sections prohibit two single-unit dwellings on one lot in the R-3, Residential District; with a reduced lot width from 50 feet to 36.6 feet; reduced lot area from 5,000 square feet to 4,018.7 square feet; no frontage on a public street for the carriage house; and no rear yard for the carriage house; said property being more particularly described as follows:

590 CARPENTER ST. (43205), being 0.11± acres located at the northeast corner of Carpenter Street and Stone Avenue and being more particularly described as follows:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND IN THE CITY OF COLUMBUS, AND BOUNDED AND DESCRIBED AS FOLLOWS: LOT NO. 48 OF JOHN W. ANDREWS AMENDED PLAT; OF RECORD IN PLAT BOOK 2 PG 16, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

0.11 ACRES; 127.5' BY 36.5'

PARCEL NO. 010-033370

ADDRESS: 590 CARPENTER STREET; COLUMBUS, OH 43205

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 on one lot, or those uses permitted in the R-3, Residential District.

SECTION 3. That this ordinance is further conditioned on the subject site being developed in general conformance with

the site plan and renderings titled, "**PROPOSED SITE PLAN**," dated March 30, 2020, and signed by Juliet Bullock, Architect. 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 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 for the proposed house.

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