



## Legislation Text

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**File #:** 1486-2020, **Version:** 2

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### **Council Variance Application: CV20-020**

**APPLICANT:** GMD Holdings, LLC; c/o Michael Shannon and Eric Zartman, Attorneys; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

**PROPOSED USE:** Office development.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant has received a recommendation of approval from Staff and the Development Commission for a concurrent rezoning (Ordinance #1485-2020; Z20-016) to the C-2, Commercial District. The applicant proposes the construction of an approximate 7,738 square-foot office building. The request includes variances to reduce Community Commercial Overlay setback and building design standards for building width and required glass, and includes a commitment to participate in a driveway consolidation with the property to the west, should an appropriate cross-access easement become available. Staff supports the variances as the proposal is compatible with surrounding development along the West Dublin-Granville Road corridor, includes sidewalks along the property frontage, and provides sufficient landscaping and buffering from adjacent uses.

To grant a Variance from the provisions of Sections 3372.704(C), Setback requirements; and 3372.705(B)(F), Building design standards; of the Columbus City Codes; for the property located at **2492 W. DUBLIN-GRANVILLE ROAD (43235)**, to permit an office development with reduced Community Commercial Overlay standards in the C-2, Commercial District (Council Variance #CV20-020).

**WHEREAS**, by application #CV20-020, the owner of property at **2492 W. DUBLIN-GRANVILLE ROAD (43235)**, is requesting a Council variance to permit an office development with reduced development standards in the C-2, Commercial District; and

**WHEREAS**, 3372.704(C), Setback requirements, requires the setback for a building or structure from an interior lot line to be a maximum of 50 feet at the front building line, while the applicant proposes a 77± foot maximum setback from the west interior lot line; and

**WHEREAS**, Section 3372.705(B)(F), Building design standards, requires the width of a principal building along a primary building frontage to be a minimum of 60 percent of the lot width, and requires a minimum of 40 percent of the area between the height of two feet and ten feet above grade to be in clear window glass that permits a full unobstructed view of the interior to a depth of at least four feet, while the applicant proposes a building that occupies 52 percent of the lot width, and incorporates a minimum of 25 percent glass on the primary building frontage; and

**WHEREAS**, the City Departments recommend approval because the proposal is compatible with surrounding development along the West Dublin-Granville Road corridor, includes sidewalks along the property frontage, and provides sufficient landscaping and buffering from adjacent uses; 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 **2492 W. DUBLIN-GRANVILLE ROAD (43235)**, 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 3372.704(C), Setback requirements; and 3372.705(B) (F), Building design standards, of the Columbus City Codes, is hereby granted for the property located at **2492 W. DUBLIN-GRANVILLE ROAD (43235)**, insofar as said sections prohibit an increased building setback from 50 feet to 77 feet along the west interior property line; a reduced building width from 60 percent to 52 percent of the lot width; and a reduction of required glass from 40 percent to 25 percent of the building's primary frontage for an office building in the C-2, Commercial District within the Community Commercial Overlay; said property being more particularly described as follows:

**2492 W. DUBLIN-GRANVILLE ROAD (43235)**, being 0.90± acres located on the north side of West Dublin-Granville Road, 295± feet east of McVey Boulevard, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, Township of Perry, and being all of that 0.895 acre tract of land conveyed to John McCabe and Elizabeth Nelson McCabe, husband and wife, Auditor's Tax Parcel 213-000246, by the deed recorded in the Franklin County Recorder's Office as Instrument Number 201805230068271, and being a part of a 0.477 acre tract of land conveyed to the City of Columbus by the deed recorded in Franklin County Recorder's Office as Instrument Number 1985032000071402, Official Record 5474H12, and being further described as follows:

Beginning at a point in the centerline of West Dublin Granville Road at the southeast corner of Brookside Estates Plat No. 3 Amended as shown of record in Plat Book 23, Page 31, of the Franklin County Recorder's Office;

Thence northerly approximately 50 feet along the existing corporation line of the City of Columbus, as established by Ordinance 2303-2012 and recorded in Recorder's Official Record 2001212210197357 to the southeast corner of Lot 5 of said Brookside Estates Plat No. 3 Amended;

Thence northerly approximately 145 feet along said existing corporation line and along the east line of Lot 5 of Brookside Estates Plat No. 3 Amended as conveyed to William R. Alsnauer, Trustee;

Thence easterly approximately 200 feet along a 3.853 acre tract of land conveyed to Lord of Life Lutheran Church;

Thence southerly approximately 195 feet along said Lord of Life Lutheran Church to the southeast corner of said McCabe lands and the centerline of said West Dublin Granville Road;

Thence continuing southerly on McCabe's east line extended and into said City of Columbus lands approximately 30 feet to the existing corporation line of the City of Columbus, as established by Ordinance 1586-84 and recorded in Recorder's Record 4840103;

Thence westerly along said corporation line approximately 30 feet south of and parallel to the centerline of West Dublin Granville Road approximately 200 feet to the west line of said City of Columbus lands;

Thence northerly along the west line of said City of Columbus lands approximately 30 feet to the place of beginning, containing approximately 1.033 acres, more or less, and excluding therefrom the approximate 0.138 acres that is within

the right-of-way of West Dublin Granville Road.

The above description was prepared in the office of Linn Engineering, Inc. (located at 534 Market Street, Zanesville, Ohio) by Timothy H. Linn, PE, PS in February of 2019, from the best available County Records. This information was not derived from an actual field survey. The above description is not valid for the transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used as an office building, or those uses permitted in the C-2, Commercial District.

**SECTION 3.** That this ordinance is further conditioned on substantial compliance with the site plan titled, "**NEW OFFICE BUILDING PLANS FOR GLOECKNER GREEN MCCABE FINANCIAL**," signed by Eric Zartman, Attorney for the Applicant, dated June 12, 2020. 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 adjustment to the plan shall be reviewed and may be approved 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 use.

**SECTION 5.** That this ordinance is further conditioned on the property owner's participation in a driveway consolidation with the property to the west with Parcel number 219-291664, for the purpose of accommodating access to West Dublin-Granville Road via a shared driveway, should an appropriate cross-access easement become available.

**SECTION 6.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.