



Legislation Text

File #: 2836-2020, **Version:** 1

Council Variance Application: CV20-065

APPLICANT: Charles M. Paros; Paros Architecture + Design; 357 West 7th Avenue; Columbus, OH 43201.

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

COLUMBUS SOUTHSIDE AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a single-unit dwelling and detached garage zoned in the R-2F, Residential District. The requested Council variance will permit the addition of a carriage house on the rear of the property. The variance is necessary because while the R-2F district permits two dwelling units in one building, two separate single-unit dwellings on the same lot are not permitted. Variances to reduce the minimum number of required parking spaces from four to three, and for area district requirements, fronting, and yard requirements are included in this request. The site is within the planning area of the *South Side Plan* (2014), which recommends medium-high density residential (10-16 du/acre) land uses at this location, and includes the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). The Plan also recommends that the design of accessory buildings be compatible with neighboring structures in terms of height, width, setbacks, lot coverage, and roof pitch. Planning Division staff has reviewed the proposed elevations, and supports the integration of high quality building materials and site design, which are compatible with existing accessory structures in the area.

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3312.49, Minimum numbers of parking spaces required; 3332.05, Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, for the property located at **282 E. DESHLER AVE. (43206)**, to permit two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV20-065).

WHEREAS, by application #CV20-065, the owner of property at **282 E. DESHLER AVE. (43206)**, is requesting a Council variance to permit a single-unit dwelling (a carriage house) on the rear of a lot developed with a single-unit dwelling with reduced development standards in the R-2F, Residential District; and

WHEREAS, Section 3332.037, R-2F, residential district, permits a maximum of two units in one building, but prohibits two single-unit dwellings on one lot, while the applicant proposes to develop a dwelling unit above a garage (carriage house) on a lot developed with a single-unit dwelling; and

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

WHEREAS, Section 3332.05, Area district lot width requirements, requires a lot no less than 50 feet wide, while the applicant proposes to maintain the existing 40.2-foot wide lot; and

WHEREAS, Section 3332.14, R-2F area district requirements, requires a single-unit dwelling or other principal building

to be situated on a lot of no less than 6,000 square feet in area, while the applicant proposes two separate single-unit dwellings on a lot that contains 4,843± square feet (pursuant to lot area calculation in 3332.18(C) totaling 2,422± square feet of lot area per dwelling unit; and

WHEREAS, Section 3332.19, Fronting on a public street, requires a dwelling unit to have frontage on a public street, while the applicant proposes a carriage house fronting on a rear public alley; and

WHEREAS, Section 3332.25, Maximum side yards required, requires the sum of the widths of the side yards to equal or exceed 20 percent of the width of the lot, a maximum requirement of 8.04 feet, while the applicant proposes a maximum side yard of 5.2± feet for the proposed rear carriage house dwelling; and

WHEREAS, Section 3332.26, Minimum side yard permitted, requires a minimum side yard of five feet for lots more than 40 feet wide, while the applicant proposes minimum side yards of approximately 2.18 feet on the east side and 3 feet on the west side of the proposed rear carriage house dwelling, and 4 feet on the west side of the existing single-unit dwelling; and

WHEREAS, Section 3332.27, Rear yard, requires a rear yard totaling no less than 25 percent of the total lot area, while the applicant proposes no rear yard for the rear carriage house dwelling; and

WHEREAS, the Columbus Southside Area Commission recommends approval; and

WHEREAS, City Departments recommend approval because the requested variances would permit development of a carriage house in character and scale with the dwellings on the surrounding properties; 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 **282 E. DESHLER AVE. (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 be granted from the provisions of Sections 3332.037, R-2F, residential district; 3312.49, Minimum numbers of parking spaces required; 3332.05, Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, for the property located at **282 E. DESHLER AVE. (43206)**, insofar as said sections prohibit two single-unit dwellings on one lot in the R-2F, Residential District; with a parking space reduction from four spaces to three spaces; a reduced lot width from 50 feet to 40.2 feet; a reduction in the required lot area from 6,000 square feet to 2,422± square feet per dwelling unit; no frontage on a public street for the rear carriage house dwelling; reduced maximum side yard from 8.04 feet to 5.2 feet for the proposed rear carriage house dwelling; reduced minimum side yards from 5 feet to 2.18 feet on the east side and 3 feet on the west side of the proposed rear carriage house dwelling, and from 5 feet to 4 feet on the west side of the existing single-unit dwelling; and no rear yard for the carriage house dwelling; said property being more particularly described as follows:

282 E. DESHLER AVE. (43206), being 0.16± acres located on the north side of East Deshler Avenue, 250± feet west of Bruck Street, and being more particularly described as follows:

Parcel 010-020914-00

Lot 52

Christian and Louis Sieberts City Park Division

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a single-unit dwelling and a rear single-unit carriage house on the same lot, or those uses permitted in the R-2F, Residential District.

SECTION 3. That this ordinance is further conditioned on the subject site being developed in general conformance with the site plan titled, "**MCDONALD/DRINKHOUSE RESIDENCE CARRIAGE HOUSE**," dated July 28, 2020, and elevations titled, "**CARRIAGE HOUSE ELEVATION STUDIES**," dated October 19, 2020, and both signed by Charles M. Paros, 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 a Certificate of Occupancy for the proposed carriage house.

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