



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 0344-2021, Version: 1

Council Variance Application: CV20-081A

Ordinance #2409-2020, passed November 9, 2020 (CV20-081), allowed the conversion of this building which formerly housed a church into a ballroom dance studio/assembly hall/reception venue (3,911 square feet), and co-working office on the second floor (2,090 square feet) in the R-4, Residential District. This ordinance amends Section 2 to reflect an additional 2,073 square feet of non-assembly uses on the first floor of the building that are accessory to the dance studio/reception venue use. No other provisions of Ordinance #2409-2020 are changing.

VICTORIAN VILLAGE COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

To amend Ordinance #2409-2020, passed November 9, 2020 (CV20-081) for the property located at **610 NEIL AVE. (43215)**, to repeal Section 2 and replace it with a new Section 2 thereby reflecting the correct square footage of the uses in the building (Council Variance #CV20-081A).

WHEREAS, Ordinance #2409-2020, passed November 9, 2020 (CV20-081), allowed the conversion of the former church building into a ballroom dance studio/assembly hall/reception venue (3,911 square feet), and co-working office (2,090 square feet) in the R-4, Residential District at **610 NEIL AVE. (43215)**; and

WHEREAS, Section 2 did not account for the remainder of the first floor building square footage of 2,073 square feet of non-assembly area; and

WHEREAS, it is necessary to amend Section 2 to include the first floor non-assembly square footage; and

WHEREAS, all other provisions contained in Ordinance #2409-2020 are unaffected by this amendment and remain in effect, and are repeated below for clarity and consistency; 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 3332.039, R-4 residential district; 3332.21, Building lines; 3332.25, Maximum side yards required; and 3332.27, Rear yard, of the Columbus City Codes, for the property located at **610 NEIL AVE. (43215)**, insofar as said sections prohibit dance studio, reception venue, assembly hall, and general office uses in the R-4, Residential District, with reduced building lines from 10 feet to 0 feet along Neil Avenue and from 25 feet to 10.5 feet along Goodale Street, reduced maximum side yard from 20 percent of the lot width to 0 feet, and a reduction in rear yard from 25 percent of the lot area to 2.33 percent; said property being more particularly described as follows:

610 NEIL AVE. (43215), being 0.19± acres located at the southeast corner of Neil Avenue and West Goodale Street, and being more particularly described as follows:

Situated in the County of Franklin, State of Ohio, and City of Columbus, and bounded and described as follows:

Being Lots numbers One Hundred Forty-one (141) and One Hundred Forty-two (142) in Jane M. Neil's Neil Place Addition to the City of Columbus, Ohio, as recorded in the Recorder's Office, Franklin County, Ohio, in Plat Book 3, Page 362.

SECTION 2. That the existing Section 2 of Ordinance #2409-2020, passed November 9, 2020 (CV20-080), be hereby repealed and replaced with a new Section 2 reading as follows:

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for dance studio, assembly hall, or reception venue uses not to exceed 3,911± square feet **with 2,073 square feet of non-assembly area on the first floor**, and general office space ~~in the balance of the existing building on the second floor~~ (approximately 2,090 square feet), or those uses permitted in the R-4, Residential District. **The non-assembly space may include general office use and accessory uses related to a dance studio.**

SECTION 3. That this ordinance is further conditioned on the applicant obtaining all applicable permits and a Certificate of Occupancy for the proposed uses.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.