



## Legislation Text

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**File #:** 0350-2021, **Version:** 1

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### **Council Variance Application: CV20-090**

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

**PROPOSED USE:** Ten single-unit dwellings.

**COLUMBUS SOUTHSIDE 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 request to the R-2F, Residential District (Ordinance #0349-2021, Z20-080). The requested Council variance will permit ten single-unit dwellings and ten detached garages on ten proposed lots in the R-2F district. Variances to lot width, area district requirements, and setback requirements are included, and are supportable as they help to achieve a site design as recommended by the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). Approval of this request will permit single-unit residential development that is compatible with the development pattern of the surrounding neighborhood.

To grant a Variance from the provisions of Sections 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; and 3332.21, Building lines, of the Columbus City Codes; for the property located at **641 E. KOSSUTH ST. (43206)**, to permit reduced development standards for single-unit dwellings in the R-2F, Residential District (Council Variance #CV20-090).

**WHEREAS**, by application #CV20-090, the owner of property at **641 E. KOSSUTH ST. (43206)**, is requesting a Council variance to permit reduced development standards for single-unit dwellings in the R-2F, Residential District; and

**WHEREAS**, Section 3332.05(A)(4), Area district lot width requirements, requires a minimum lot width of 50 feet in the R-2F, Residential District, while the applicant proposes a reduced lot width of 30.48 feet for all of the ten proposed lots, as shown on the submitted site plan; and

**WHEREAS**, Section 3332.14, R-2F area district requirements, requires that a principal building shall be situated on a lot of no less than 6,000 square feet in area, while the applicant proposes a dwelling on ten lots that each contain 3,810 square feet (pursuant to lot area calculation in 3332.18(C)); and

**WHEREAS**, Section 3332.21, Building Lines, requires a building setback line of no less than 25 feet along East Kossuth Street and Ann Street, and no less than 10 feet along South 17<sup>th</sup> Street, while the applicant proposes the following reduced building lines: 19.18 feet for Lots A and J, 17 feet for Lots B and I, and 15 feet for Lots C, D, E, F, G, and H along East Kossuth Street; 3.85 feet for the dwelling and 4.44 feet for the detached garage on Lot A along Ann Street; and 3.82 feet for the dwelling and 3.71 feet for the detached garage on Lot J along South 17<sup>th</sup> Street, all as shown on the submitted site plan; and

**WHEREAS**, the Columbus Southside Area Commission recommends approval; and

**WHEREAS**, the City Departments recommend approval of the requested variance because the proposal will allow a

single-unit residential development that is consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines, and is compatible with the development pattern of the surrounding neighborhood; and

**WHEREAS**, this ordinance requires separate submission for all applicable permits and Certificates of Occupancy for the proposed uses; 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 **641 E. KOSSUTH ST. (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 from the provisions of Sections 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; and 3332.21, Building lines, is hereby granted for the property located at **641 E. KOSSUTH ST. (43206)**, insofar as said sections prohibit reduced lot widths from 50 to 30.48 feet for ten proposed lots in the R-2F, Residential District; reduced lot area from 6,000 to 3,810 square feet for ten lots in the R-2F district; and reduced building lines as follows: from 25 feet to 19.18 feet for Lots A and J, 17 feet for Lots B and I, and 15 feet for Lots C, D, E, F, G, and H along East Kossuth Street; from 25 feet to 3.85 feet for the proposed dwelling and 4.44 feet for the detached garage on Lot A along Ann Street; and from 10 feet to 3.82 feet for the proposed dwelling and 3.71 feet for the detached garage on Lot J along South 17<sup>th</sup> Street; said property being more particularly described as follows:

**641 E. KOSSUTH ST. (43206)**, being 0.88± acres located at the southwest corner of East Kossuth Street and South 17<sup>th</sup> Street, and being more particularly described as follows:

CITY OF COLUMBUS Parcel# 010-001705

Lt/Un 2 SAMUEL MCCLELLANDS SUBD Plat Book 1 PG 411 PT 2  
Lt/Un 128 JACOB BLEILES SUBD Plat Book 4 PG 328  
Parcel# 010-004104

LOT 1 AND LOT 2: SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BOUNDED AND DESCRIBED AS FOLLOWS: CONSISTING OF .879 ACRE PROPERTY ADDRESS 641 E. KOSSUTH STREET; BEING 304.78' WIDE AND 125' DEEP ON THE WEST PROPERTY LINE, AND 132.08' DEEP ON THE EAST PROPERTY LINE, CONTINUING WEST FROM THE CORNER OF 17<sup>TH</sup> AND ALLEY 27.23', AND THEN 7.08' NORTH FROM SAID CORNER, CONTINUING WEST 277.55' TO EAST INTERSECTION OF ANN STREET EAST TO SAID ALLEY.

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for 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, "**PROPOSED SITE PLAN**," dated December 14, 2020, and signed by Juliet Bullock, the Applicant. 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 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 uses.

**SECTION 5.** That this ordinance is further conditioned on the applicant conveying right-of-way at the southeastern portion of the site in coordination with the Division of Traffic Management to the City of Columbus in conjunction with the final Subdivision Plat.

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