



Legislation Text

File #: 0889-2021, **Version:** 1

Council Variance Application: CV21-010

APPLICANT: Benjamin Jackson; 286 North Twentieth Street; Columbus, OH 43203.

PROPOSED USE: To conform an existing single-unit dwelling.

COLUMBUS SOUTHSIDE AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested variance will conform an existing single-unit dwelling in the C-4, Commercial District, and will permit an addition to the structure. A Council variance is necessary because the C-4 district no longer permits single-unit dwellings and only permits dwelling units only above certain commercial uses. A variance is also included to conform the existing building setback line. The site lies within the boundaries of the *South Side Plan* (2014), which recommends neighborhood mixed-use for this location. A hardship exists because the nonconforming nature of the site affects financing options and the ability of the owner to make improvements to the structure. The dwelling has been long established on this lot, and is consistent with the residential uses that are intermixed along this corridor. Approval of this request will not add a new or incompatible use to the area.

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; and 3356.11, C-4 district setback lines, of the Columbus City Codes; for the property located at **1696 PARSONS AVE. (43207)**, to conform an existing single-unit dwelling with a reduced building setback in the C-4, Commercial District (Council Variance #CV21-010).

WHEREAS, by application #CV21-010, the owner of property at **1696 PARSONS AVE. (43207)**, is requesting a Council variance to conform an existing single-unit dwelling in the C-4 Commercial District; and

WHEREAS, Section 3356.03, C-4 permitted uses, permits dwelling units only above certain commercial uses, while the applicant proposes to maintain and conform an existing single-unit dwelling; and

WHEREAS, Section 3356.11, C-4 district setback lines, requires buildings to have a setback of 40 feet from Parsons Avenue, while the applicant proposes to maintain a setback of 24.63± feet for the existing building; and

WHEREAS, the Columbus Southside Area Commission recommends approval; and

WHEREAS, the City Departments recommend approval because this request will not add a new or incompatible use to the area. The requested variance will conform an existing single-unit dwelling in the C-4 Commercial District, and the proposal is compatible with the residential character of the area; 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 the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect 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 owner of the property located at **1696 PARSONS AVE. (43207)**, in using said property as desired; and

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

SECTION 1. A Variance from the provisions of Sections 3356.03, C-4 permitted uses; and 3356.11, C-4 district setback lines, of the Columbus City Codes, is hereby granted for the property located at **1696 PARSONS AVE. (43207)**, insofar as said sections prohibit a single-unit dwelling in the C-4, Commercial District, with a reduced building setback line along Parsons Avenue from 40 feet to 24.63± feet; said property being more particularly described as follows:

1696 PARSONS AVE. (43207), being 0.10± acres located on the east side of Parsons Avenue, 60± feet north of East Hinman Avenue, and being more particularly described as follows:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus

Being part of Lot number one (1) of Nathaniel Merion's Subdivision, as the same is designated on the recorded plat thereof, of record in Plat Book No. 1, Page 305, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning in the east line of Parsons Avenue 240 feet south of n iron stake in the southeast corner of Parsons Avenue and Morrill Avenue;

thence east on a line parallel with the south line of Morrill Avenue 140 feet to the west line of 20 foot alley;

thence south on a line parallel with the east line of Parsons Avenue 31 feet;

thence west on a line parallel with the south line of Morrill Avenue 140 feet to the line of Parsons Avenue;

then north on the east line of Parsons Avenue 31 feet to the place of the beginning and being known as Lot No. 27, L. B. Tussing's parcels on the records of the County Auditor.

Parcel No.: 010-018351-00

Property Address: 1696 Parsons Avenue, Columbus, OH 43207

Prior Reference: Instrument Number 202007290110154; Instrument Number 202007290110155;

OR Volume 22033, Page E15, OR Volume 22033, Page E13, and OR Volume 3729, Page C10

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, or those uses in the C-4, Commercial District.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.