



Legislation Text

File #: 2205-2021, **Version:** 2

Council Variance Application: CV21-061

APPLICANT: Supra Investments LLC; c/o Sean Knoppe; P.O. Box 732; Worthington, OH 43085.

PROPOSED USE: Single-unit dwelling.

FRANKLINTON AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a nonconforming 1.5 story single-unit dwelling in the M, Manufacturing District. The requested Council Variance will conform the existing use so that the applicant can expand the living area of the dwelling with a full second story. A hardship exists because the non-conforming nature of the site precludes building expansions. The site is located within the boundaries of the *West Franklinton Plan* (2014), which recommends industrial uses for this location, and includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). The dwelling has been long established on this lot, and approval of this request will not add a new or incompatible use to the area. Planning Division staff has also reviewed conceptual elevations of the proposed building improvements, and finds the design to be consistent with the recommendations of the *West Franklinton Plan* and C2P2 Design Guidelines.

To grant a Variance from the provisions of Section 3363.01, M, Manufacturing District, of the Columbus City codes, for the property located at **108 S. GLENWOOD AVE. (43222)**, to conform an existing single-unit dwelling in the M, Manufacturing District (Council Variance #CV21-061) **and to declare an emergency.**

WHEREAS, by application #CV21-061, the owner of property at **108 S. GLENWOOD AVE. (43222)**, is requesting a Council variance conform an existing single-unit dwelling in the M, Manufacturing District; and

WHEREAS, Section 3363.01, M Manufacturing District, does not permit a single-unit dwelling and allows only limited residential uses, while the applicant proposes to conform an existing single-unit dwelling and expand the second story on the existing dwelling; and

WHEREAS, theFranklinton Area Commission recommends approval; and

WHEREAS, the City Departments recommend approval because this request will conform an existing single-unit dwelling, will not add a new or incompatible use to the area, and will allow the applicant to make building improvements that are consistent with the *West Franklinton Plan* and C2P2 Design Guidelines; and

WHEREAS, said 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 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 **108 S. GLENWOOD AVE. (43222)**, in using said property as desired;

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance as it is a vacant nuisance property at risk of break-ins, vandalism, and squatters; so construction should start immediately for the immediate preservation of the public peace, property, health and safety; now therefore:

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

SECTION 1. That a variance from the provisions of Section 3363.01, M, Manufacturing District, of the Columbus City Codes, is hereby granted for the property located at **108 S. GLENWOOD AVE. (43222)**, insofar as said section prohibits a single-unit dwelling in the M, Manufacturing District, said property being more particularly described as follows:

108 S. GLENWOOD AVE. (43222), being 0.09± acres located on the east side of South Glenwood Avenue, 40± feet south of West State Street, and being more particularly described as follows:

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

Being Lot Numbered Four Hundred Seventy-eight (478), of WEST PARK ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 264, Recorder's Office, Franklin County, Ohio.

Parcel Number 010-050420-00

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 permitted in the M, Manufacturing District.

SECTION 3. That this ordinance is further conditioned on compliance with R-3, Residential District standards for any additions or accessory structures, or for replacement of existing structures.

SECTION 4. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~
That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.