



City of Columbus

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

Legislation Text

File #: 0991-2022, **Version:** 1

Rezoning Application Z21-096

APPLICANT: Simplified Living Architecture; c/o Heidi Bolyard; 6065 Frantz Road, Suite 205; Dublin, OH 43017.

PROPOSED USE: Mixed-use development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (3-2) on February 10, 2022.

VICTORIAN VILLAGE COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a one-story dental office in the ARLD, Apartment Residential District. A medical office use was initially established on the site with Ordinance #494-85 (CV84-124). The request AR-O, Apartment Office District will permit dwelling units above the dental office which will remain. The proposal will not add incompatible uses and is consistent with the existing zoning pattern of the neighborhood. A concurrent Council Variance (Ordinance #0992-2022; CV22-001) has been filed to permit two dwelling units in the AR-O, Apartment-Office District, and also includes variances to parking setbacks, interior parking lot landscaping, parking lot screening, and rear yard.

To rezone **910 DENNISON AVE. (43201)**, being 0.21± acres located at the northeast corner of Dennison Avenue and West 1st Avenue, **From:** ARLD, Apartment Residential District, **To:** AR-O, Apartment Office District (Rezoning #Z21-096).

WHEREAS, application #Z21-096 is on file with the Department of Building and Zoning Services requesting rezoning of 0.21± acres from ARLD, Apartment Residential District, to the AR-O, Apartment Office District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the Victorian Village Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested AR-O, Apartment Office District is consistent with the existing zoning pattern of the neighborhood, will not add incompatible uses, and permits the existing dental office to remain; now, therefore:

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

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

910 DENNISON AVE. (43201), being 0.21± acres located at the northeast corner of Dennison Avenue and West 1st Avenue, and being more particularly described as follows:

Parcel 1:

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

And known as being Lot Number Eight (8), in Stewart and Greener's Addition to the City of Columbus, Ohio, as the same is numbered and delineated on the Recorded Plat thereof, of Andrew Greener's Change of Lots Nos. Eight (8) to Thirteen (13), in said Addition, of record in Plat Book Number Two (2), Page One hundred eleven (111), Record's Office, Franklin County, Ohio.

Excepting Twenty-nine and eighty-one hundredths (29.81) feet off the rear of said lot, and more particularly described as follows:

Beginning at the northeast intersection of First Avenue and Dennison Avenue;

Thence eastwardly along First Avenue Fifty and thirty-three hundredths (50.33) feet to an iron pin;

Then northwardly parallel to Dennison Avenue Ninety-one and sixty-seven hundredths (91.67) feet to an iron pin;

Thence westwardly parallel to First Avenue Fifth and thirty-three hundredths (50.33) feet to an iron pin in the east side of Dennison Avenue;

Thence southwardly along Dennison Avenue Ninety-one and sixty-seven hundredths (91.67) feet to the point of beginning.

Parcel 2:

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

And known as being Lot Number Nine (9) in Stewart and Greener's Addition to the City of Columbus, Ohio, as the same is numbered and delineated on the Recorded Plat thereof, of Andrew Greener's Change of Lots Nos. Eight (8) to Thirteen (13), in said Addition, of record in Plat Book Number Two (2), Page One hundred eleven (111), Record's Office, Franklin County, Ohio;

Except the following transferred to the City of Columbus in Deed Book 2915, Page 228;

Situated in the State of Ohio, County of Franklin, City of Columbus, Fractional Section 5, Township 5 North, Range 22 West, Refugee Lands; being part of Lot 9 of Andrew Greener's Alteration of Lots 8 to 13, of Stewart and Greener's Addition to the City of Columbus, as recorded in Plat Book 2, Page 111 (Plat destroyed), Franklin County Recorder's Office, and more particularly bounded as follows:

Beginning at the Northwest corner of Lot 9 on the South line of an alley (10 feet wide) said point of beginning being referenced, South 2 deg. 47' 02" West, 10.00 feet and South 86 deg. 45' 53" East, 50.40 feet from an iron pin at the Southwest corner of Lot 17 of Stewart and Greener's Addition;

Thence, along the South line of the alley, South 86 deg. 45' 53" East, 40.20 feet to the Northeast corner of Lot 9;

Then along the East line of Lot 9, South 2 deg. 47' 02" West, 10.00 feet;

Then through Lot 9, North 86 deg. 45' 53" West, 40.20 feet to the West line of Lot 9;

Thence along the West line of the Lot 9, North 2 deg. 47' 02" East, 10.00 feet to the point of beginning, containing 0.0092 acres.

Parcel: 010-052370-80 and 010-052370-90

Address: 910 Dennison Avenue, Columbus, OH 43201.

To Rezone From: ARLD, Apartment Residential District.

To: AR-O, Apartment Office District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the AR-O, Apartment Office District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Department of Building and Zoning Services.

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