



Legislation Text

File #: 1209-2022, **Version:** 1

Council Variance Application: CV21-147

APPLICANT: Greenway Holdings, LLC; c/o Daniel Soroka, Agent; 1614 South High Street; Columbus, OH 43207.

PROPOSED USE: Eight-unit apartment building.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a nonconforming eight-unit apartment building in the R-3, Residential District. The requested Council variance will conform the existing use while adding new parking. A Council variance is required because the R-3 district permits single-unit dwellings as the only allowable residential use. The request includes variances to aisle width, parking lot screening, and a reduction of seven required parking spaces. The site is within the planning boundaries of the *Near East Area Plan* (2005), which recommends "Lower and Medium Density Residential" land uses at this location. City staff supports the requested variances and notes the provided landscaping along Greenway Avenue and the white vinyl privacy fence along the east side of the proposed parking lot are consistent with the Plan's design guidelines.

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; 3312.09, Aisle; 3312.21(D)(1), Parking lot screening; and 3312.49, Minimum numbers of parking spaces required; of the Columbus City Codes; for the property located at **330-344 TAYLOR AVE. (43203)**, to conform an existing eight-unit apartment building with reduced development standards in the R-3, Residential District (Council Variance #CV21-147).

WHEREAS, by application #CV21-147, the owner of the property at **330-344 TAYLOR AVE. (43203)**, is requesting a Council variance to conform an existing eight-unit apartment building with reduced development standards in the R-3 Residential District; and

WHEREAS, Section 3332.035, R-3, residential district, permits single-unit dwellings as the only allowable residential use, while the applicant proposes to conform an existing eight-unit apartment building; and

WHEREAS, Section 3312.09, Aisle, requires aisle width and maneuvering to be 13 feet for parallel parking spaces, while the applicant proposes a reduced aisle width of 11 feet; and

WHEREAS, Section 3312.21(D)(1), Parking lot screening, requires screening of a parking lot within 80 feet of residentially zoned property in a four-foot wide landscaped area, while the applicant proposes to not provide landscaped screening but to provide a white vinyl privacy fence; and

WHEREAS, Section 3312.49, Minimum numbers of parking spaces required, requires 1.5 parking spaces per dwelling unit, or 12 spaces total for 8 units, while the applicant proposes 5 parking spaces; and

WHEREAS, the Near East Area Commission recommends approval; and

WHEREAS, City Departments recommend approval because the requested variances would conform an existing eight-

unit apartment building while adding parking with screening that is consistent with the *Near East Area* Plan design guidelines; and

WHEREAS, said ordinance requires separate submission for all applicable permits and a Certificate of Zoning Clearance for the proposed parking lot; 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 **330-344 TAYLOR AVE. (43203)**, in using said property as desired; now, therefore:

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

SECTION 1. That a variance is hereby granted from the from the provisions of Sections: 3332.035, R-3, residential district; 3312.09, Aisle; 3312.21(D)(1), Parking lot screening; and 3312.49, Minimum numbers of parking spaces required, of the Columbus City Codes, for the property located at **330-344 TAYLOR AVE. (43203)**, insofar as said sections prohibit an eight-unit apartment building in the R-3, Residential District; with a reduced aisle width from 13 feet to 11 feet; parking lot screening that is not provided in a four-foot wide landscaped area,; and a reduction in the required number of parking spaces from 12 required to 5 provided spaces; said property being more particularly described as follows:

330-344 TAYLOR AVE. (43203), being 0.23± acres located at the southeast corner of Taylor Avenue and Greenway Avenue, and being more particularly described as follows:

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

Being Lots Number Sixty-Three (63) and Sixty- Four (64) in Levi R. and Hugh E. Smith's Woodland Park Addition to said City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7 Page(s) 132 and 133, Recorder's Office, Franklin County, Ohio.

Parcel No. 010-025419-00
330-344 Taylor Avenue, Columbus, Ohio 43203

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for an eight-unit apartment building, or those uses permitted in the R-3, Residential District.

SECTION 3. That this ordinance is further conditioned on the subject site being developed in general conformance with the site plan titled, "**330-344 TAYLOR AVE. NEW DRIVEWAY / PARKING PAD**," dated February 15, 2022, and signed by Danny Soroka, Agent. The plans 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 plans shall be subject to review and approval by the Director of the Department 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 a Certificate of Zoning Clearance for the proposed parking lot.

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

