



Legislation Text

File #: 2111-2022, **Version:** 1

Council Variance Application: CV22-012

APPLICANT: 360 Jackson LLC; c/o Jackson B. Reynolds, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Three-unit dwelling.

GERMAN VILLAGE COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a three-unit dwelling in the R-2F, Residential District. The requested Council variance will legitimize the existing dwelling which was established without permits or Zoning Clearance prior to 1970. A Council variance is necessary because the R-2F district permits one- and two-unit dwellings but does not permit three-unit dwellings. The request also includes variances to area district requirements and to reduce the number of required parking spaces from 2 to zero for the third dwelling unit. There is no area plan for this location, but the site is subject to review and approval by the German Village Commission. A hardship exists because the non-compliant nature of the site precludes financing options and prevents the owner from further improving the property. Approval of this request will not add a new or incompatible use to the area.

To grant a Variance from the provisions of Section 3332.037(A), R-2F residential district; 3332.14, R-2F Area district requirements; and 3312.49(B), Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at **360 JACKSON ST. (43206)**, to permit a three-unit dwelling in the R-2F, Residential District (Council Variance #CV22-012).

WHEREAS, by application #CV22-012, the owner of the property at **360 JACKSON ST. (43206)**, is requesting a Council variance to permit a three-unit dwelling in the R-2F, Residential District; and

WHEREAS, Section 3332.037(A), R-2F residential district, does not permit three-unit dwellings, while the applicant proposes to legitimize a three-unit dwelling; and

WHEREAS, Section 3332.14, R-2F Area district requirements, requires a single-unit dwelling or other principal building shall be situated on a lot of no less than 6,000 square feet in area, while the applicant proposes a three-unit dwelling on a lot of less than 6,000 square feet; and

WHEREAS, Section 3312.49(B), Minimum numbers of parking spaces required, requires 2 parking spaces per dwelling unit, while the applicant proposes zero parking spaces for the third dwelling unit; and

WHEREAS, the German Village Commission recommends approval; and

WHEREAS, City Departments recommend approval of the requested variance because the proposal will not add a new or incompatible use to the area. The request will legitimize an existing three-unit dwelling in the R-2F, Residential District, and the German Village Commission supports the request; 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 **360 JACKSON 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 Section 3332.037(A), R-2F residential district; 3332.14, R-2F Area district requirements; and 3312.49(B), Minimum numbers of parking spaces required, of the City of Columbus codes, is hereby granted for the property located at **360 JACKSON ST. (43206)**, insofar as said section prohibits a three-unit dwelling in the R-2F, Residential District; a three-unit dwelling on a lot less than 6,000 square feet; and a parking space reduction from 2 spaces to 0 spaces for the third dwelling unit, said property being more particularly described as follows:

360 JACKSON ST. (43206), being 0.11± acres located on the north side of Jackson Street, 100± feet east of South Grant Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus and bounded and described as follows:

Being Lot Number Five (5) of CHARLES KEMMILERS SUBDIVISION of the West half of the East One-half of a six (6) acre lot in Half Section 27, Township 5, Range 22, Refugee Lands, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 192, Recorder's Office, Franklin County, Ohio.

Together with any and all interest the Grantor may have in that portion of right of way as vacated by the City of Columbus by Vac. Ord. 60-96.

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a three-unit dwelling, or those uses permitted in the R-2F, Residential District.

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