



# City of Columbus

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

## Legislation Text

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**File #:** 1907-2022, **Version:** 2

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### **Council Variance Application: CV20-112**

**APPLICANT:** Imagen Nation LLC; c/o Johnson Lau, Trustee; 913 East Fulton Street; Columbus, OH 43215.

**PROPOSED USE:** Three-unit dwelling.

**NEAR EAST AREA COMMISSION RECOMMENDATION:** ~~Pending the meeting on July 14, 2022~~ **Approval.**

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one parcel developed with a two-unit dwelling in the R-3, Residential District. The requested Council variance will permit the building to be converted to a three-unit dwelling. Variances for reduced lot width and a parking space reduction from 6 to 3 spaces are included in the request. The site is located within the planning area of the *Near East Area Plan* (2005), which does not contain a land use recommendation for this location, but recommends that new housing be consistent with the housing types, density, and development pattern of the neighborhood. City staff supports the requested variance as the proposal is consistent with the housing types and density along East Long Street.

To grant a Variance from the provisions of Sections 3332.035, R-3 permitted uses; 3312.49, Minimum numbers of parking spaces required; and 3332.05, Area district lot width requirements, of the Columbus City Codes; for the property located at **1697-1699 E. LONG ST. (43203)**, to permit a three-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV20-112).

**WHEREAS**, by application #CV20-112, the owner of property at **1697-1699 E. LONG ST. (43203)**, is requesting a Council variance to permit a three-unit dwelling with reduced development standards in the R-3, Residential District; and

**WHEREAS**, Section 3332.035, R-3, Permitted Uses, does not permit a three-unit dwelling, while the applicant proposes to convert an existing two-unit dwelling into a three-unit dwelling; and

**WHEREAS**, Section 3312.49, Minimum numbers of parking spaces required, requires 2 parking spaces per dwelling unit, or 6 parking spaces for a three-unit dwelling, while the applicant proposes 3 parking spaces; and

**WHEREAS**, Section 3332.05, Area district lot width requirements, requires a lot width of no less than 50 feet, while the applicant proposes to maintain the existing lot width of 42 feet; and

**WHEREAS**, the Near East Area Commission recommends **approval**; and

**WHEREAS**, the City Departments recommend approval because the requested Council variance will allow residential development that is consistent with the housing types, density, and development pattern found along East Long Street; 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 **1697-1699 E. LONG ST. (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 from the provisions of Sections 3332.035, R-3 permitted uses; 3312.49, Minimum numbers of parking spaces required; and 3332.05, Area district lot width requirements, of the Columbus City Codes, is hereby granted for the property located at **1697-1699 E. LONG ST. (43203)**, insofar as said sections prohibit a three-unit dwelling in the R-3, Residential District; a parking space reduction from 6 required spaces to 3 provided spaces; and reduced lot width from 50 feet to 42 feet; said property being more particularly described as follows:

**1697-1699 E. LONG ST. (43203)**, being 0.14± acres located on the south side of East Long Street, 65± feet west of Esther 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 Nine (9) feet off of the West Side of Lot Number Twelve (12) and Thirty-three (33) feet off of the East Side of Lot Number Thirteen (13) to JOHN STONE'S BROAD STREET AND WOODLAND AVENUE SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book Number 5, Page 301, Recorder's Office, Franklin County, Ohio.

Parcel No. 010-021438

Commonly known as: 1697-1699 East Long Street, 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 a dwelling containing up to three units, or those uses permitted in the R-3, Residential District.

**SECTION 3.** That this ordinance is further conditioned on the applicant obtaining all applicable permits and a Certificate of Occupancy for the proposed use.

**SECTION 4. Fences and/or gates shall be installed in rear of the property to connect to the existing fences along the east and west sides of the property and the detached garage.**

**SECTION-4. 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.