Council Variance Application: CV22-017

APPLICANT: Suleiman Farah; c/o Ugo Nwoke, Aurtec Designs LLC; 39 East Main Street, Suite 112; New Albany, OH 43054.

PROPOSED USE: Shared living facility.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a residential care facility for six occupants in the R-1, Residential District as approved by Special Permit #SP83-005. The requested Council variance will permit a shared living facility for eight occupants, and includes a parking space reduction from eight required spaces to two provided spaces. Four on-site employees are also proposed: two care givers, one security staff person, and one administrative staff person. The site is within the planning boundaries of the *Northland I Area Plan* (2014), which recommends "Low-Medium Density Residential" (4-8 units/acre) uses for this location. Increasing the occupancy of this existing shared living facility for two additional occupants remains consistent with this recommendation, and does not introduce an incompatible use.

To grant a Variance from the provisions of Sections 3332.03, R-1, residential district; and 3312.49, Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at **4171 MAIZE RD. (43224)**, to permit a shared living facility for eight occupants with reduced parking in the R-1, Residential District (Council Variance #CV22-017).

WHEREAS, by application #CV22-017, the owner of property at **4171 MAIZE RD. (43224)**, is requesting a Council variance to permit a shared living facility with reduced parking in the R-1, Residential District; and

WHEREAS, Section 3332.03, R-1, residential district, prohibits shared living facilities, while the applicant proposes to maintain a shared living facility with an increase from six to eight occupants; and

WHEREAS, Section 3312.49, Minimum numbers of parking spaces required, requires one parking space per 400 square feet, a total of eight required spaces, while the applicant proposes to maintain two parking spaces; and

WHEREAS, the City Departments recommend approval because a supportive housing facility is already established on this property. Increasing the occupancy for two additional occupants remains consistent with the *Northland I Area Plan* recommendation for "Low-Medium Density Residential" (4-8 units/acre) uses for this location, and does not introduce an incompatible use; 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 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 **4171 MAIZE RD. (43224)**, 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 3332.03, R-1, residential district; and 3312.49, Minimum numbers of parking spaces required, of the Columbus City Codes, is hereby granted for the property located at **4171 MAIZE RD. (43224)**, insofar as said sections prohibit a shared living facility for eight occupants in the R-1, Residential District, with a parking space reduction from eight required spaces to two spaces; said property being more particularly described as follows:

4171 MAIZE RD. (43224), being 0.55± acres located at the northwest corner of Maize Road and Hillsdale Drive, and being more particularly described as follows:

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

Being a part of Farm Lot #10, of the Scioto Company's Subdivision of Quarter Township 1, Range #18, United States Military Lands; also being known as Lot 340 of an unrecorded plat of Subdivision made by E. I. Poling, et al of a part of Lot Numbers 9 and 10 of the Scioto Company's Subdivision, more particularly bounded and described as follows:

Beginning at a point, said point being the intersection of Hillsdale Drive and Maize Road; thence proceeding N. 85 deg. 32' W., a distance of 198.0' (along the centerline of Hillsdale Drive) to a point; thence N. 4 deg. 00' E., a distance of 125.0' passing an iron pin at 25.0' to an iron pin; thence S. 85 deg. 32' E., a distance of 198.0', passing an iron pin at 173.0' to a point in the centerline of Maize Road; thence along the centerline of Maize Road, S. 4 deg. 00' W., a distance of 125.0' to the place of beginning, containing 0.568 acres of land more or less.

Property Address: 4171 Maize Road, Columbus, OH 43224

Parcel #010-143718

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a shared living facility with a maximum of eight occupants and up to four employees, or those uses permitted in the R-1, 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. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

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