



## Legislation Text

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**File #:** 1312-2023, **Version:** 1

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### **Council Variance Application: CV23-008**

**APPLICANT:** Cephas Pearson; c/o Brenda Parker, Atty.; 405 North Front Street; Columbus, OH 43215.

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

**FAR EAST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of an undeveloped parcel in the R-1, Residential District. The requested Council variance will permit a two-unit dwelling. A Council variance is required because the R-1 district permits only single-unit dwellings. Included in the request are variances for parking setback and rear yard. The site is within the planning boundaries of the *Far East Land Use Plan* (2018), which recommends "Very Low Density Residential (<4 du/ac)" land uses at this location, and includes complete adoption of the *Columbus Citywide Planning Policies Design Guidelines* (2018). The request is consistent with the Plan's recommendations and does not introduce an incompatible use to the area.

To grant a Variance from the provisions of Sections 3332.03, R-1, residential district; 3312.27, Parking setback line; and 3332.27, Rear yard, for the property located at **1244 MANOR DR. (43232)**, to permit a two-unit dwelling with reduced development standards in the R-1, Residential District (Council Variance #CV23-008).

**WHEREAS**, by application #CV23-008, the owner of property at **1244 MANOR DR. (43232)**, is requesting a Council variance to permit a two-unit dwelling with reduced development standards in the R-1, Residential District; and

**WHEREAS**, Section 3332.037, R-1, residential district, permits only single-unit dwellings on a lot, while the applicant proposes a two-unit dwelling, as demonstrated on the attached site plan; and

**WHEREAS**, Section 3312.27, Parking setback line, requires a minimum parking setback of 11 feet 9 inches, while the applicant proposes a zero foot parking setback; and

**WHEREAS**, Section 3332.27, Rear yard, requires a rear yard totaling no less than 25 percent of the total lot area, while the applicant proposes a shared rear yard of 18 percent of the lot, or 9 percent for each dwelling; and

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

**WHEREAS**, City Departments recommend approval because the requested variances permit the development of a two-unit dwelling that is consistent with the scale and density of the surrounding uses; and

**WHEREAS**, said ordinance requires separate submission for all applicable permits and a Certificate of Occupancy for the proposed two-unit dwelling; 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 **1244 MANOR DR. (43232)**, in using said property as desired; now, therefore:

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

**SECTION 1.** That a variance be hereby granted from the provisions of Sections 3332.03, R-1, residential district; 3312.27, Parking setback line; and 3332.27, Rear yard, for the property located at **1244 MANOR DR. (43232)**, insofar as said sections prohibit a two-unit dwelling in the R-1, Residential District; with a reduced parking setback line from 11 feet 9 inches to zero feet; and a reduced rear yard from 25 percent to 18 percent of the lot; said property being more particularly described as follows:

**1244 MANOR DR. (43232)**, being 0.19± acres located on the northeast corner of Mound Street and Manor Drive, and being more particularly described as follows:

SITUATED IN THE COUNTY OF FRANKLIN IN THE STATE OF OHIO AND IN THE TRURO TWP  
REYNOLDSBURG S.D. AND BOUNDED AND DESCRIBED AS FOLLOWS:  
BEING LOT 20 OF IDLEWILD MANOR EXTENSION ADDITION AS THE SAME IS NUMBERED AND  
DELINEATED ON THE PLAT THEREOF OF RECORD IN PLAT BOOK 20 PAGE 15  
RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

PARCEL NO. 550-156160-00

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a two-unit dwelling, or those uses permitted in the R-1, Residential District.

**SECTION 3.** That this ordinance is further conditioned on the subject site being developed in general conformance with the site plan titled, "**SITE PLAN**" dated April 10, 2023, and signed by Brenda Parker, Attorney for the Applicant. 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 plan shall be subject to review and approval by the Director of the Department of 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 Occupancy for the proposed two-unit dwelling.

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