



# City of Columbus

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

## Legislation Text

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**File #:** 2517-2023, **Version:** 1

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**Council Variance Application: CV23-005**

**APPLICANT:** CV Real Properties, LLC; c/o Jon Stevenson; 250 West Town Street, Suite 200; Columbus, OH 43215.

**PROPOSED USE:** Single-unit residential development.

**COLUMBUS SOUTH SIDE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant has received a recommendation of approval from Staff and the Development Commission for a concurrent rezoning (Ordinance #2516-2023; Z23-001) from the C-4, Commercial and P-1, Private Parking districts, to R-4, Residential District to allow three single-unit dwellings on three existing lots. The requested variance will reduce the building setback line along Frebis Avenue from 25 feet to 22 feet. Garage access will be behind the dwellings consistent with *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).

To grant a Variance from the provisions of Section 3332.21, Building lines, of the Columbus City Codes; for the property located at **601 FREBIS AVE. (43207)**, to allow a reduced building line for single-unit dwellings in the R-4, Residential District (Council Variance #CV23-005).

**WHEREAS**, by application #CV23-005, the owner of property at **601 FREBIS AVE. (43207)**, is requesting a Council variance to allow a reduced building line for single-unit dwellings in the R-4, Residential District; and

**WHEREAS**, Section 3332.21, Building lines, requires a minimum setback of 25 feet from Frebis Avenue, while the applicant proposes a reduced setback of 22± feet; and

**WHEREAS**, the Columbus South Side Area Commission recommends approval; and

**WHEREAS**, the City Departments recommend approval because the requested variance is similar to previously supported requests, and allow a site design consistent with C2P2 Design Guidelines; and

**WHEREAS**, this ordinance requires separate submission for all applicable permits and Certificates of Occupancy for the proposed dwellings; 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 **601 FREBIS AVE. (43207)**, 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 3332.21, Building lines, of the Columbus City Codes; are hereby granted for the property located at **601 FREBIS AVE. (43207)**, insofar as said section prohibits a reduced building setback line from 25 feet to 22± feet along Frebis Avenue; said property being more particularly described as follows:

**601 FREBIS AVE. (43207)**, being 0.28± acres located at the southeast corner of Frebis Avenue and South 17th Street, and being more particularly described as follows:

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

**LOT I**

And known as being Lot Number 165 in the plat of the Estate of William Merion, deceased, as the same is numbered and delineated upon the recorded plat thereof, of record in C.R. #220, Page 586, Case #38788, Court of Common Pleas of Franklin County, Ohio.

Property Address: 601 Frebis Avenue, Columbus, OH 43207

Parcel Number: 010-033190-00

**LOT II**

Being Lot numbered 166 of the plat of the Estate of William Merion, decease, as numbered and delineated upon the recorded plat thereof, of record in Complete Record 220, Page 586, Court of Common Pleas, Franklin County, Ohio.

Property Address: 605 Frebis Avenue, Columbus, OH 43207

Parcel Number: 010-033191-00

**LOT III**

Being Lot numbered 167 of the plat of the Estate of William Merion, decease, as numbered and delineated upon the recorded plat thereof, of record in Complete Record 220, Page 586, Court of Common Pleas, Franklin County, Ohio.

Property Address: 609 Frebis Avenue, Columbus, OH 43207

Parcel Number: 010-033192-00

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for those uses allowed in the R-4, Residential District.

**SECTION 3.** That this ordinance is further conditioned on the subject site being developed in general conformance with the plan titled "**SITE PLAN,**" dated August 24, 2023, signed by Jon Stevenson, Attorney for the Applicant. The plan 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 Certificates of Occupancy for the proposed dwellings.

**SECTION 5.** That this ordinance is further conditioned on the applicant placing four street trees along the site in consultation with the City Forester regarding placement.

**SECTION 6.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.