



Legislation Text

File #: 0771-2024, **Version:** 1

Council Variance Application CV23-080

APPLICANT: Stefany Risner; 700 Bryden Road; Columbus, OH 43215.

PROPOSED USE: Two single-unit dwellings on one lot.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a single-unit dwelling and a rear detached garage in the R-3, Residential District. The requested Council variance will allow for the construction of a single-unit dwelling above the existing detached garage (carriage house). A Council variance is required because the R-3 district only allows one single-unit dwelling per lot as a residential use. The site is within the planning boundaries of the *Near East Area Plan* (2005), which does not recommend a specific land use for this location, but does emphasize compatibility with adjacent residential housing types and densities. Staff recognizes multiple properties with existing carriage houses in the area, and notes that this request is consistent with the adjacent development pattern of the neighborhood.

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.49, Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.21, Building lines; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at **277 S. MONROE AVE. (43205)**, to allow two single-unit dwellings on one lot in the R-3, Residential District (Council Variance #CV23-080).

WHEREAS, by application #CV23-080, the owner of the property at **277 S. MONROE AVE. (43205)**, is requesting a Council variance to allow two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District; and

WHEREAS, Section 3332.035, R-3 residential district, allows one single-unit dwelling on a lot, while the applicant proposes a single-unit dwelling above an existing detached garage (carriage house) on a lot developed with a single-unit dwelling; and

WHEREAS, Section 3312.49, Required parking, requires two parking spaces per dwelling unit, or four spaces for two single-unit dwellings, while the applicant proposes a total of two parking spaces; and

WHEREAS, Section 3332.05(A)(4), Area district lot width requirements, requires a minimum lot width of 50 feet in the R-3, Residential District, while the applicant proposes to maintain a reduced lot width of 30± feet; and

WHEREAS, Section 3332.13, R-3 area district requirements, requires that a single-unit dwelling or other principal building shall be situated on a lot of not less than 5,000 square feet in area, while the applicant proposes two single-unit dwellings on a lot area of 2,700± square feet in area, pursuant to the lot area calculation in Section 3332.18(C); and

WHEREAS, Section 3332.21, Building lines, requires a minimum building setback line of 10 feet from Allen Avenue, while the applicant proposes to maintain a reduced building line of zero feet; and

WHEREAS, 3332.27, Rear yard, requires each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area, while the applicant proposes no rear yard for the proposed carriage house; and

WHEREAS, the Near East Area Commission recommends approval; and

WHEREAS, City Departments recommend approval because the proposal is consistent with the existing development pattern in the surrounding neighborhood; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificate of Occupancy for the proposed carriage house; 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 **277 S. MONROE AVE. (43205)**, in using said property as desired; now, therefore;

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

SECTION 1. That a variance is hereby granted from the provisions of Sections 3332.035, R-3 residential district; 3312.49, Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.21, Building lines; and 3332.27, Rear yard; of the Columbus City Codes; for the property located at **277 S. MONROE AVE. (43205)**, insofar as said sections prohibit two single-unit dwellings on one lot in the R-3, Residential District; with a parking reduction from four spaces to two spaces; reduced minimum lot width from 50 feet to 30 feet; reduced lot area from 5,000 square feet to 2,700 square feet; reduced building line from 10 feet to zero feet along Allen Avenue; and no rear yard for the carriage house; said property being more particularly described as follows:

277 S. MONROE AVE. (43205), being 0.09± acres located on the west side of South Monroe Avenue, 45± feet north of East Cherry Street:

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

Being Lot Number One (1) of Casper Lowenstein's Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 18, recorder's Office, Franklin County, Ohio.

PARCEL NUMBER: 010-025508-00

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is developed with a single-unit dwelling and a single-unit dwelling above a detached garage (carriage house) on one lot, or those uses allowed in the R-3, Residential District.

SECTION 3. That this ordinance is further conditioned on the Subject Site being developed in general conformance with the site plan titled, "**277 SOUTH MONROE AVENUE**," and building elevations titled, "**ELEVATIONS PLAN**," both dated March 1, 2024, and signed by Stefany Risner, 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 plans 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 upon the applicant obtaining all applicable permits and a Certificate of Occupancy for the proposed carriage house.

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