



Legislation Text

File #: 0883-2024, Version: 1

Council Variance Application: CV24-004

APPLICANT: Juliet Bullock; 4886 Olentangy Boulevard; Columbus, OH 43214.

ITALIAN VILLAGE COMMISSION RECOMMENDATION: Approval.

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

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of a single-unit dwelling within the R-4, Residential District. A Council variance is required because the R-4 district does not permit two single-unit dwellings on one lot, while the applicant proposes to build a carriage house above an existing detached garage. Variances for fronting, minimum and maximum side yard, rear yard, lot width, and lot area required are included in this request. The site is located within the Short North Special Parking Area. There is no Council adopted land use recommendation for this property. Staff supports the request as it is consistent with the existing residential development pattern of the neighborhood and will not add an incompatible use to the area.

To grant a Variance from the provisions of Sections 3332.039, R-4 residential district; 3332.05(A)(4), Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.19, Fronting; 3332.25(B), Maximum side yards required; 3332.26(C)(3), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at **1060 SUMMIT ST. (43201)**, to allow two single-unit dwellings on one lot with reduced development standards in the R-4, Residential District (Council Variance #CV24-004).

WHEREAS, by application #CV24-004, the owner of property at **1060 SUMMIT ST. (43201)**, is requesting a Council variance to allow two single-unit dwellings on one lot with reduced development standards in the R-4, Residential District; and

WHEREAS, Section 3332.039, R-4, residential district, only allows one single-unit dwelling per lot, while the applicant proposes two single-unit dwellings on one lot; and

WHEREAS, Section 3332.15, R-4 area district requirements, requires that a single-unit dwelling shall be situated on a lot with an area that equals or exceeds 5,000 square feet per dwelling unit, while the applicant proposes two single-unit dwellings on a lot that contains 7,803± square feet, or 3,901 square feet per dwelling, pursuant to the lot area calculation in Section 3332.18(C); and

WHEREAS, Section 3332.19, Fronting, requires a dwelling unit to front on a public street, while the applicant proposes that the carriage house dwelling front upon an alley; and

WHEREAS, Section 3332.25(B), Maximum side yards required, requires a maximum side yard of 10.02 feet, while the applicant proposes to maintain a reduced required maximum side yard 6.75 feet; and

WHEREAS, Section 3332.26(C)(3), Minimum side yard permitted, requires that the minimum side yard be no less than five feet, while the applicant proposes to maintain a reduced side yard of 3.52± feet along the northern property line and

3.22± feet along the southern property line; and

WHEREAS, Section 3332.27, Rear yard, requires a rear yard totaling no less than 25 percent of the total lot area for each dwelling, while the applicant proposes to no rear yard for the carriage house dwelling; and

WHEREAS, the Italian Village Commission recommends approval; and

WHEREAS, the City Departments recommend approval of the requested variances because the proposal will not add incompatible uses to the area as there are other carriage houses within this neighborhood. The request is consistent with the recent development pattern in historic urban neighborhoods, and building design will conform to the Italian Village Commission requirements; 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 **1060 SUMMIT ST. (43201)** 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 3332.039, R-4 residential district; 3332.05(A)(4), Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.19, Fronting; 3332.25(B), Maximum side yards required; 3332.26(C)(3), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; is hereby granted for the property located at **1060 SUMMIT ST. (43201)**, insofar as said sections prohibit two single-unit dwellings on one lot in the R-4, Residential District; with a reduced lot area from 5,000 square feet per dwelling to 3,901 square feet per dwelling; no frontage on a public street for the rear dwelling; reduced maximum side yard from 10.02 feet to 6.75 feet; reduced minimum side yards from five feet 3.52± feet along the northern property line, and 3.22± feet along the southern property line; and no rear yard provided for the rear carriage house dwelling; said property being more particularly described as follows:

1060 SUMMIT ST. (43201), being 0.18± acres located on the east side of Summit Street, 231± feet north of East 3rd Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being Lot Number Five (5) in E.S. SORIN'S SUBDIVISION, of original Lots Nos. 28, 29 and 30 of WILLIAM PHELAN'S MT. PLEASANT ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, page 286, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-012513

Address: 1060 Summit Street, Columbus, Ohio 43201

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for two single-unit dwellings, or those uses permitted in the R-4, residential district.

SECTION 3. That this ordinance is further conditioned on the subject site being developed in general conformance with both the site plan and elevation plans titled, "**PROPOSED SITE PLAN**" dated February 18, 2024, and signed by Juliet Bullock, 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 plans shall be subject to review and approval by the Director of the Department 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.