



City of Columbus

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

Legislation Text

File #: 0903-2024, **Version:** 1

Council Variance Application: CV23-146

APPLICANT: Gary Dunn; 9325 White Oak Lane; Westerville, OH 43082.

PROPOSED USE: Two-unit dwelling development.

FAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site currently consists of one undeveloped parcel in the R-1, Residential District. A lot split has been proposed that will result in a Council Variance being required for a two-unit dwelling on each lot. The requested Council variance will allow construction of a two-unit dwelling on each lot. A variance is required because the R-1 district only allows single-unit dwellings as a primary residential land use. 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. Staff supports the request as it is similar in housing style, site design, and density of the surrounding neighborhood, and does not introduce an incompatible use to the area.

To grant a Variance from the provisions of Section 3332.03, R-1 residential district, of the Columbus City Codes; for the property located at **1265 IDLEWILD DRIVE (43232)**, to allow two-unit dwelling development in the R-1, Residential District (Council Variance #CV23-146).

WHEREAS, by application #CV23-146, the owner of the property at **1265 IDLEWILD DRIVE (43232)**, is requesting a Council variance to allow a two-unit dwelling on each lot in the R-1, Residential District; and

WHEREAS, Section 3332.03, R-1 residential district, allows one single-unit dwelling on a lot, while the applicant proposes a two-unit dwelling on each of two proposed lots; and

WHEREAS, the Far East Area Commission recommends approval; and

WHEREAS, the City Departments recommend approval because the requested variance will result in housing that is similar to the existing style, site design, and density of the surrounding neighborhood, and does not introduce an incompatible use to the area.

WHEREAS, said ordinance requires separate submission for all applicable permits and a Certificate of Occupancy for each proposed two-unit dwelling; and

WHEREAS, said variances will not adversely affect the surrounding property or surrounding neighborhood; and

WHEREAS, the granting of said variances 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 **1265 IDLEWILD DRIVE (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 from the provisions of Section 3332.03, R-1 residential district; of the Columbus City Codes; for the property located at **1265 IDLEWILD DRIVE (43232)**, insofar as said section prohibits a two-unit dwelling on one lot in the R-1, Residential District; said property being more particularly described as follows:

1265 IDLEWILD DRIVE (43232), being 0.50± acres located on the west side of Idlewild Drive, 160± feet north of Mound Street, and being more particularly described as follows:

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

Being Lot Three Hundred Nine (309) and Three Hundred Ten (310), in IDLEWILD MANOR ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 15, Page 18, Recorder's Office, Franklin County, Ohio.

Parcel No: 550-156122-00

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 on each lot, in accordance with the submitted site plan, or those uses allowed 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, "**PARCEL #550-156122 - 1265 IDLEWILD DR.**" dated March 15, 2024, and signed by Gary Dunn, 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 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 each 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.