



City of Columbus

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

Legislation Text

File #: 1172-2024, **Version:** 1

Council Variance Application: CV24-023

APPLICANT: Robert J. Graessle; 210 South Chesterfield Road; Columbus, OH 43209.

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

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of a single-unit dwelling and an existing single-unit dwelling over a detached garage (carriage house) in the R-1, Residential District. A Council variance is required because the R-1 district does not permit two single-unit dwellings on one lot, while the applicant proposes to legitimize the existing carriage house. Variances to minimum side yard and rear yard are included in this request. The site is subject to *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. Staff supports the requested use as the design of the existing structure is consistent with the C2P2 design guidelines, and does not introduce an incompatible use to the neighborhood.

To grant a Variance from the provisions of Section 3332.03, R-1 residential district; 3332.26(B), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at **210 S. CHESTERFIELD RD. (43209)**, to allow two single-unit dwellings on one lot with reduced development standards in the R-1, Residential District (Council Variance #CV24-023).

WHEREAS, by application #CV24-023, the owner of property at **210 S. CHESTERFIELD RD. (43209)**, is requesting a Council variance to allow two single-unit dwellings on one lot with reduced development standards in the R-1, Residential District; and

WHEREAS, Section 3332.03, R-1 residential district, only allows one single-unit dwelling per lot, while the applicant proposes to conform an existing single-unit dwelling above a detached garage (carriage house); and

WHEREAS, Section 3332.26(B), 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 three feet on the northern side of the existing carriage house; 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 no rear yard for the carriage house dwelling; and

WHEREAS, the City Departments recommend approval because this request is consistent with the design standards of the *Columbus Citywide Planning Policies' design guidelines*, and does not introduce an incompatible use to the area; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificate of Occupancy for the 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 **210 S. CHESTERFIELD RD. (43209)** 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 3332.03, R-1 residential district; 3332.26(B), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; is hereby granted for the property located at **210 S. CHESTERFIELD RD. (43209)**, insofar as said sections prohibit two single-unit dwellings on the same lot in the R-1, Residential District; with a reduced minimum side yard from five feet to three feet on the northern side of the carriage house; and no rear yard for the carriage house; said property being more particularly described as follows:

210 S. CHESTERFIELD RD. (43209), being 0.16± acres located on the east side of Chesterfield Road, 471± feet south of Elbern Avenue, and being more particularly described as follows:

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

Being Lot Number One Hundred Eighty-eight (188) of Eastmoor Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 16 Page 21, Records Office, Franklin County, Ohio.

Parcel No.: 010-090772

Property Address: 210 South Chesterfield Road Columbus, Ohio 43209

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 on one lot, or those uses permitted in the R-1, Residential District.

SECTION 3. That this ordinance is further conditioned upon the applicant obtaining all applicable permits and a Certificate of Occupancy for the carriage house.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.