

STAFF REPORT

**BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 24, 2012**

1. **Application No.:** 11310-00593
Location: 259 NORTH 21ST STREET (43203), located on the west side of North 21st Street, approximately 300 feet south of Mt. Vernon Ave.
Area Comm./Civic: Near East Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements
To reduce the lot width from 50 feet to 32 feet.
3332.18, Basis for computing area.
To increase the lot coverage from 50% to 53.7%.
Proposal: A small lot split.
Applicant(s): Gregory M. Coney
322 Carpenter Street
Columbus, Ohio 43205
Property Owner(s): Columbus Housing Partnership
562 E. Main Street
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

RELEVANT DATA

- The site is developed with a single family dwelling in a residential neighborhood.
- The applicant requests a variance to reduce the lot width from 50 feet to 32 feet and to increase the lot coverage from 50% to 53.7%.
- The applicant proposes to split an existing lot to maintain an existing fence.
- 3332.05, Area district lot width requirements- No building shall be erected or altered except in accordance with this Code; and on a lot with a width measured at the front lot line of no less than: 50 feet in an R-1, R-2, R-3, R-2F or R-4 area district. 3332.18, Basis of computing area- No dwelling hereafter erected shall occupy alone or together with any other building greater than 50 percent of the lot area.
- The Near East Area Plan recommends setbacks and other standards that are compatible with the historic development pattern and recognizes that such standards often vary from those required by code.

- The Division of Planning & Operations has reviewed this case and has no issues with the variances requested.
- As of the writing of this report, no recommendation from the Near East Area Commission has been received.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

Staff can recommend approval as the proposed lot width will be consistent with surrounding lots in the area.

THE DEVELOPMENT PROPOSED IN THIS APPLICATION IS SUBJECT TO COMPLIANCE WITH ALL OTHER CITY CODES.

PROPOSED HEARING TIME: 6:00 p.m. p.m. agenda

STAFF REPRESENTATIVE: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov