

STAFF REPORT

BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 20, 2011

9. **Application No.:** **11310-00610**
 Location: **1347 26TH AVENUE (43211)**, located on the south side of 26th Avenue, approximately 300 feet west of Cleveland Avenue.
 Area Comm./Civic: South Linden Area Commission
 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.05, Area District Standards
 To reduce the lot width from 50 feet to 35 feet.
 3332.13, R-3, Area District Requirements
 To reduce the minimum lot area from 5,000 square feet to 4,580 square feet.
 Proposal: To reconfigure 6 lots to 9.
 Applicant(s): Duxberry Landing Homes, LLC, c/o David Hodge/Smith & Hale, LLC.
 37 West Broad Street, Ste 725
 Columbus, Ohio 43215
 Property Owner(s): DTV Real Estate, LLC
 10510 Laguna Circle
 Plain City, Ohio 43064
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

RELEVANT DATA

- The sites are currently undeveloped. Surrounding uses include single and multi-family residential.
- The applicant requests variances to reduce lot widths from 50 feet to 35 feet and to reduce the minimum lot area from 5,000 square feet to 4,580 square feet.
- The applicant proposes to reconfigure 6 existing lots into 9.
- 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. 3332.13, R-3 area district requirements- In an R-3 area district, a single-family dwelling or other principal building shall be situated on a lot of no less than 5,000 square feet in area.
- The proposal would be roughly consistent with the recommendation of the draft North Linden and South Linden Neighborhood Plans Amendment that average densities in most of the south portion of the Linden area are in the range of six to 10 units per acre. The use of the proposed parcels for single-family structures is consistent as well.

- 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 North Linden Area Commission has been received.

CITY DEPARTMENTS' RECOMMENDATION:

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

Staff can recommend approval as the proposed lot widths are consistent with surrounding properties. And though they are increasing density, no parking reduction is being requested.

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

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