

STAFF REPORT

BOARD OF ZONING ADJUSTMENT CITY OF COLUMBUS, OHIO FEBRUARY 28, 2012

6. **Application No.:** 11310-00735
Location: 1211 GRANT AVENUE (43201), located on the west side of Grant Avenue, approximately 360' north of West 5th Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces from 2 to 1.
Proposal: To construct a single car garage.
Applicant(s): EMH&T, c/o Linda Menerey
5500 New Albany Road
Columbus, Ohio 43054
Property Owner(s): Weinland Park Homes, LLC, c/o NRP Group attn: Alan F. Scott
5309 Transportation Blvd.
Cleveland, Ohio 44125
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

RELEVANT DATA

- The site is developed with a single family dwelling within a residential development.
- The applicant requests a variance to reduce the minimum number of parking spaces from 2 to 1.
- The applicant proposes to construct a single car garage.
- 3312.49, Minimum numbers of parking spaces required- residential uses = 2 per unit.
- The site recently received a Council Variance to allow residential dwellings and uses in the C-4, Commercial District.
- The Division of Planning & Operations has reviewed this case and has no issues.
- As of the writing of this report, no recommendation from the University Area Commission has been received.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

Staff can recommend approval as this is a technical variance that should have been covered in during the Council Variance. Due to the utility pole blocking access to the available space for a potential parking area, staff feels the applicant does have a practical difficulty in developing the site with two parking spaces.

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
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