



# City of Columbus

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

## Legislation Text

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**File #:** 0036-2015, **Version:** 1

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**Rezoning Application: Z14-036**

**APPLICANT:** Connie J. Klema; 145 East Rich Street, 2<sup>nd</sup> Floor; Columbus, Ohio 43215.

**PROPOSED USE:** Multi-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on December 11, 2014.

**VICTORIAN VILLAGE COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site is currently developed with an under-utilized private parking lot zoned in the P-2, Public Parking District. The proposed AR-O, Apartment Office District will allow the construction of a multi-unit residential development on two lots. Companion Ordinance No. 0037-2015 (CV14-042) is also requested to vary permitted uses and height, parking-related, vision clearance, setback, and yard requirements. The request is compatible with the established zoning and development patterns in the area.

To rezone **1015 DENNISON AVENUE (43201)**, being 1.14± acres located at the southwest corner of Dennison and Starr Avenues, **From:** P-2, Public Parking District, **To:** AR-O, Apartment Office District (Rezoning # Z14-036).

**WHEREAS**, application #Z14-036 is on file with the Department of Building and Zoning Services requesting rezoning of 1.14± acres from P-2, Public Parking District, to the AR-O, Apartment Office District; and

**WHEREAS**, the Development Commission recommends approval of said zoning change; and

**WHEREAS**, the Victorian Village Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested AR-O, Apartment Office District will allow multi-unit residential development that is compatible with the zoning and development patterns in the area; now, therefore:

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**1015 DENNISON AVENUE (43201)**, being 1.14± acres located at the southwest corner of Dennison and Starr Avenues, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 5, Township 5 North, Range 22 West, Mathews Survey of the Refugee Lands and being portions of Lots Number (2), Eighteen (18), Twenty (20), Twenty-Two (22), Twenty-Four (24), all of Lots Numbers Four (4), Six (6), Eight (8), Ten (10), Twelve (12), Fourteen (14), Sixteen (16), as shown upon the plat of Miller and Joyce Addition, of record in Plat Book 2, Page 182, and a portion of an Alley

north of said Lot No. 16 and south of said Lot No. 18 vacated by Ordinance No. 1564-67, said Lots Nos. 4, 6, 8, 10, 12, 14, 16 and said portion of said Lot No. 20 having been conveyed as part of Parcel I, said portion of said Lot No. 2 having been conveyed as part of Parcel II, said portion of said Lot No. 18 having been conveyed as part of Parcel III, said portion of said Lots Nos. 22 and 24 having been conveyed as part of Parcel IV and said portion of said Alley vacated by Ordinance No. 1564-67 having been conveyed as part of Parcel VIII to Doctors OhioHealth Corporation by deed of record in Instrument Number 199812100319393, all records reference to the Recorder's Office, Franklin County, Ohio and bound and described as follows:

Beginning, at a 1" I.D. iron pipe found at the intersection of the west line of Dennison Avenue (60 feet in width) with the north line of W. Second Avenue and at the southeast corner of that portion of said Lot No. 2 conveyed as Parcel II;

thence N 86° 50' 02" W along the north line of W. Second Avenue and along the south line of said Parcel II a distance of 137.00 feet to a 1" I.D. iron pipe found at the intersection of the north line of W. Second Avenue with the east line of Ewing Alley (20 feet in width) and at the southwest corner of said Parcel II;

thence N 03° 42' 24" E along the east line of Ewing Alley, along a portion of the west line of said Lot No. 2, along the west lines of said Lots Nos. 4, 6, 8, 10, 12, 14 and 16 and along a portion of a west end of said Alley vacated by Ordinance 1564-67 a distance of 276.51 feet to a P.K. nail set in the centerline of said Alley;

thence S 86° 50' 02" E along a portion of the centerline of said Alley a distance of 12.00 feet to a P.K. nail set;

thence N 03° 42' 24" E crossing said Alley, along the east line of a tract of land conveyed to The Federal Gas & Fuel Co. by deed of record in Deed Book 390, Page 132 and said line extended southerly, and crossing a portion of said Lot 18 a distance of 22.00 feet to a P.K. nail set at the northeast corner of said tract conveyed to The Federal Gas & Fuel Co.;

thence N 86° 50' 02" W crossing a portion of said Lot No. 18 and along the north line of said tract conveyed to The Federal Gas & Fuel Co. a distance of 12.00 feet to a point in a building, in the east line of said Ewing Alley and at the northwest corner of said tract conveyed to The Federal Gas & Fuel Co.;

thence N 03° 42' 24" E along the east line of Ewing Alley, along a portion of the west line of said Lot No. 18, along the west line of said Lot No. 20 and along a portion of the west line of said Lot No. 22 a distance of 69.59 feet to a drill hole set at the southerly end of a line connecting the east line of Ewing Alley with the curved southwesterly line of W. Third Avenue (50 feet in width);

thence N 31° 53' 07" E crossing a portion of said Lot No. 22 and said Lot No. 24 a distance of 29.70 feet to a drill hole set at the northerly end of said connecting line;

thence southeasterly along the curved southwesterly line of W. Third Avenue, crossing a portion of said Lot No. 24 and said Lot No. 22 and with a curve to the left, data of which is: radius = 344.96 feet, and delta = 17° 20' 26", arc length = 104.40 feet, a chord distance of 104.00 feet bearing S 67° 17' 51" E to a 3/4" I.D. iron pipe set at the northwesterly end of a line connecting the curved southwesterly line of W. Third Avenue with the west line of Dennison Avenue;

thence S 55° 10' 00" E crossing said Lot No. 22 and said Lot No. 20 a distance of 22.43 feet to a drill hole set at the southeasterly end of said connecting line, in the west line of Dennison Avenue and in the east line of said Lot No. 20;

thence S 02° 48' 42" W along the west line of Dennison Avenue, along a portion of the east line of said Lot No. 20, along the west line of said Lot No. 18, along an east end of the alley vacated by Ordinance No. 1564-67, along the east line of Lots Nos. 16, 14, 12, 10, 8, 6, 4 and a portion of the east line of Lot No. 2 a distance of 347.58 feet to the place of beginning; containing 1.138 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird and R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey, performed under his supervision in

May, 1999, and May 2005. Basis of bearing is the centerline of Hunter Avenue, being assumed at N 03° 31' 56" E, and all other bearing are based upon this meridian.

**To Rezone From:** P-2, Public Parking District,

**To:** AR-O, Apartment Office District

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the AR-O, Apartment Office District on this property.

**SECTION 3.** That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Department of Building and Zoning Services.

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