

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 13, 2025**

- 2. APPLICATION: Z24-077**
Location: **786-788 SEYMOUR AVE. (43205)**, being 0.12± acres located on the east side of Seymour Avenue, 106± feet north of Gault Street (010-014015; Livingston Avenue Area Commission).
Existing Zoning: R-2F, Residential District.
Request: R-4, Residential District (H-35).
Proposed Use. Residential development.
Applicant(s): Rob Ellis; 485 Brickell Avenue, #2303; Miami, FL 33131.
Property Owner(s): SP For Better Living, LLC; 2764 Dale Avenue; Bexley, OH 43209.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

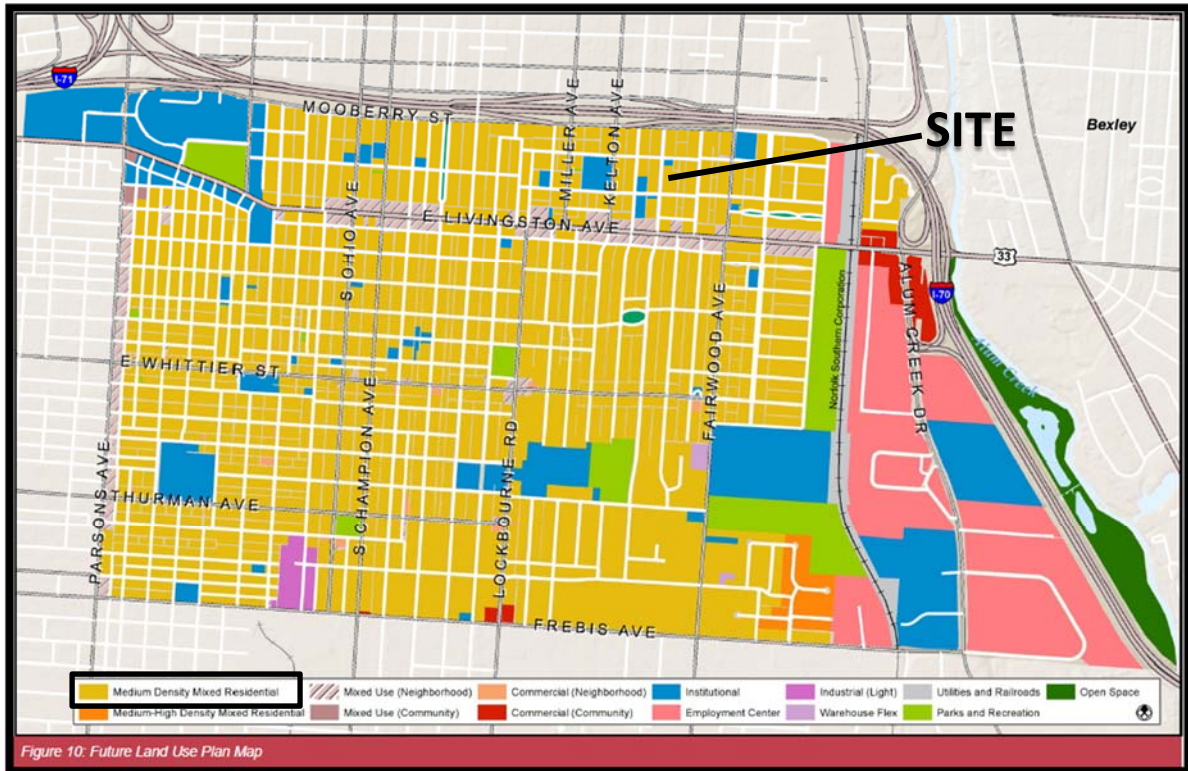
- The 0.12± acre site consists of one undeveloped parcel in the R-2F, Residential District. The Applicant requests the R-4, Residential District, allowing up to a four-unit dwelling, while the applicant proposes a three-unit dwelling as further detailed in the concurrent Council variance.
- North and west of the site are two-unit dwellings in the R-2F, Residential District. South and East of the site are single-unit dwellings in the R-2F, Residential District.
- Concurrent CV24-167 has been filed demonstrating a three-unit dwelling and includes variances for lot width, lot area, required parking, and side yards. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning boundaries of the *Near Southside Area Plan* (2011), which recommends “Medium Density Mixed Residential” land uses. The Plan includes early adoption of *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Livingston Avenue Area Commission whose recommendation is for approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The proposed R-4, Residential District will allow residential development that is consistent with both the land use recommendation of the *Near Southside Area Plan*, and the existing development pattern of the area. The proposal does not add an incompatible use to the area.



Z24-077
786-788 Seymour Ave.
Approximately 0.12 acres
R-2F to R-4



Near Southside Area Plan (2011)

Z24-077
786-788 Seymour Ave.
Approximately 0.12 acres
R-2F to R-4



Z24-077
786-788 Seymour Ave.
Approximately 0.12 acres
R-2F to R-4

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z24-077 & CV24-167

Address 786-788 SEYMOUR AVE.

Group Name LIVINGSTON AVENUE AREA COMM.

Meeting Date 1/21/25

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation ☒ Approval

(Check only one) ☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

APPROVAL: 8; DISAPPROVAL: 0; ABSENT: 1

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

PRESIDENT

614-599-0106

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Rezoning Application

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-077

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

Robert Ellis

of (COMPLETE ADDRESS)

485 Breckell Ave #2303 Miami FL 33131

deposes and states that they are the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

For Example: Name of Business or individual
Contact name and number
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees

1. <u>Robert Ellis / 614-400-8762</u> <u>485 Breckell Ave #2303 Miami FL</u> <u>33131</u> <u>0 employees</u>	2. <u>Semole 33 Investments LLC</u> <u>Mr. Vegliante / 917-497-2510</u> <u>New Rochelle, NY 10801</u> <u>177A E main st unit #271</u> <u>0 employees</u>
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Robert Ellis

Sworn to before me and signed in my presence this 23 day of December, in the year 2024

Bruce Toledo

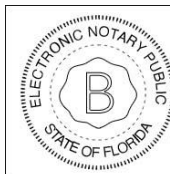
09/08/2026

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

Notarized online using audio-video communication

My Commission Expires



Bruce Toledo
Electronic Notary Public
State of Florida
Commission #: HH284846
Commission Expires: 09/08/2026

This Project Disclosure Statement expires six (6) months after date of notarization.