

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 14, 2007**

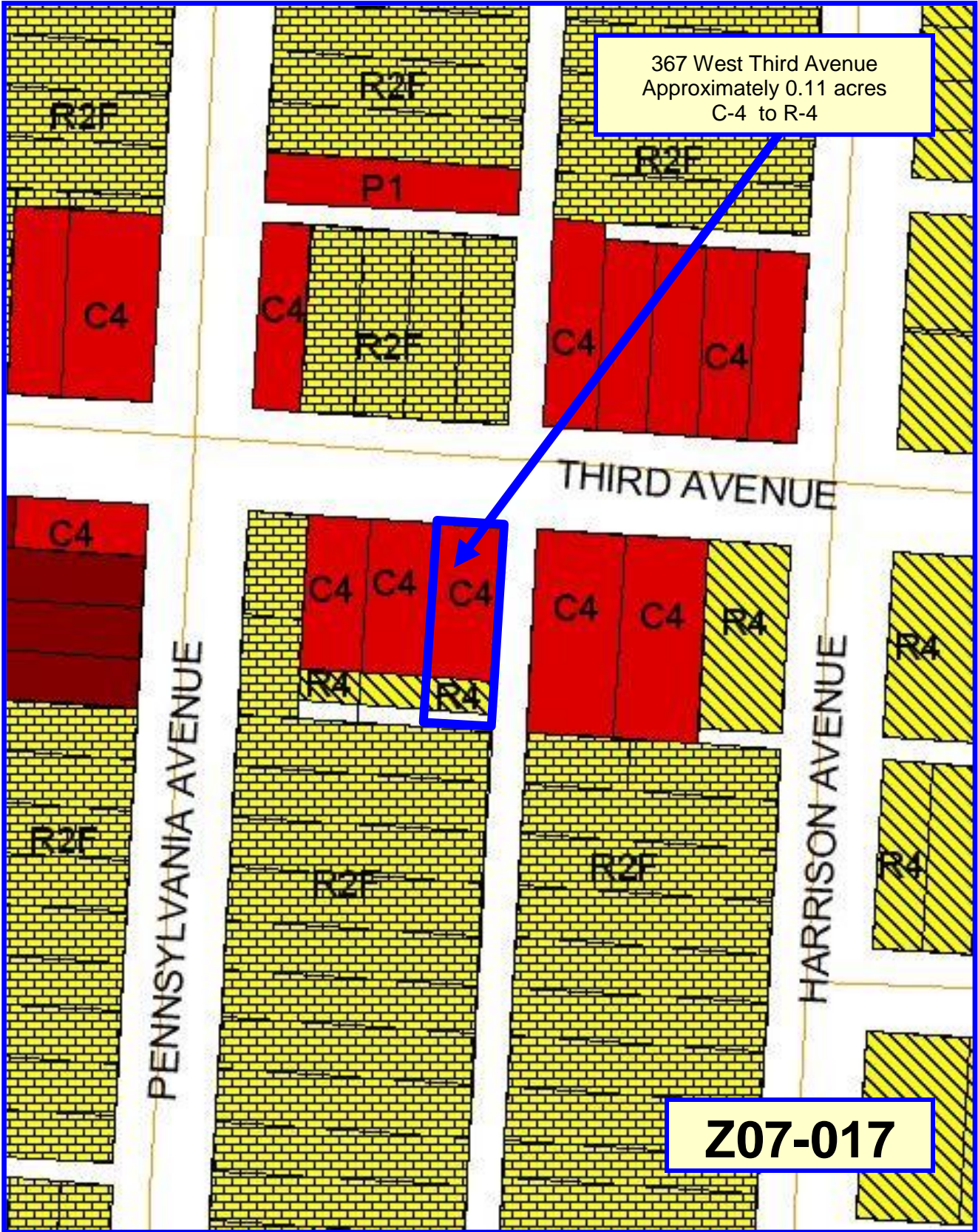
- 4. APPLICATION: Z07-017**  
**Location:** 367 WEST THIRD AVENUE (43201), being 0.11± acres located on the south side of Third Avenue, 130± feet east of Pennsylvania Avenue (010-006034).  
**Existing Zoning:** C-4, Commercial and R-4, Residential Districts.  
**Request:** R-4, Residential District.  
**Proposed Use:** Two-unit dwelling.  
**Applicant(s):** Lara Price; 369 West Third Avenue; Columbus, OH 43201.  
**Property Owner(s):** Mitchell D. Price, Lara Price, Joshua Weir, Natalie Weir; 367-369 West Third Avenue; Columbus, OH 43201.  
**Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

**BACKGROUND:**

- The 0.11± acre site is developed with a two-family dwelling and zoned in the C-4, Commercial and R-4, Residential Districts. The applicant is requesting the R-4, Residential District for the entire property to make the dwelling a permitted use. The two-family dwelling could not be rebuilt in the C-4 district.
- To the north of the site are two single-family dwellings in the R-2F, Residential District. To the northeast is a retail development. To the east is an office in the C-4, Commercial District. To the south is a single-family dwelling in the R-2F, Residential District. To the west is a three-family dwelling in the C-4, Commercial District.
- The site is located within the boundaries of the *Harrison West Plan* (2005), which recommends neighborhood retail for the site.
- The *Columbus Thoroughfare Plan* identifies West Third Avenue as a C arterial requiring a minimum of 30 feet right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

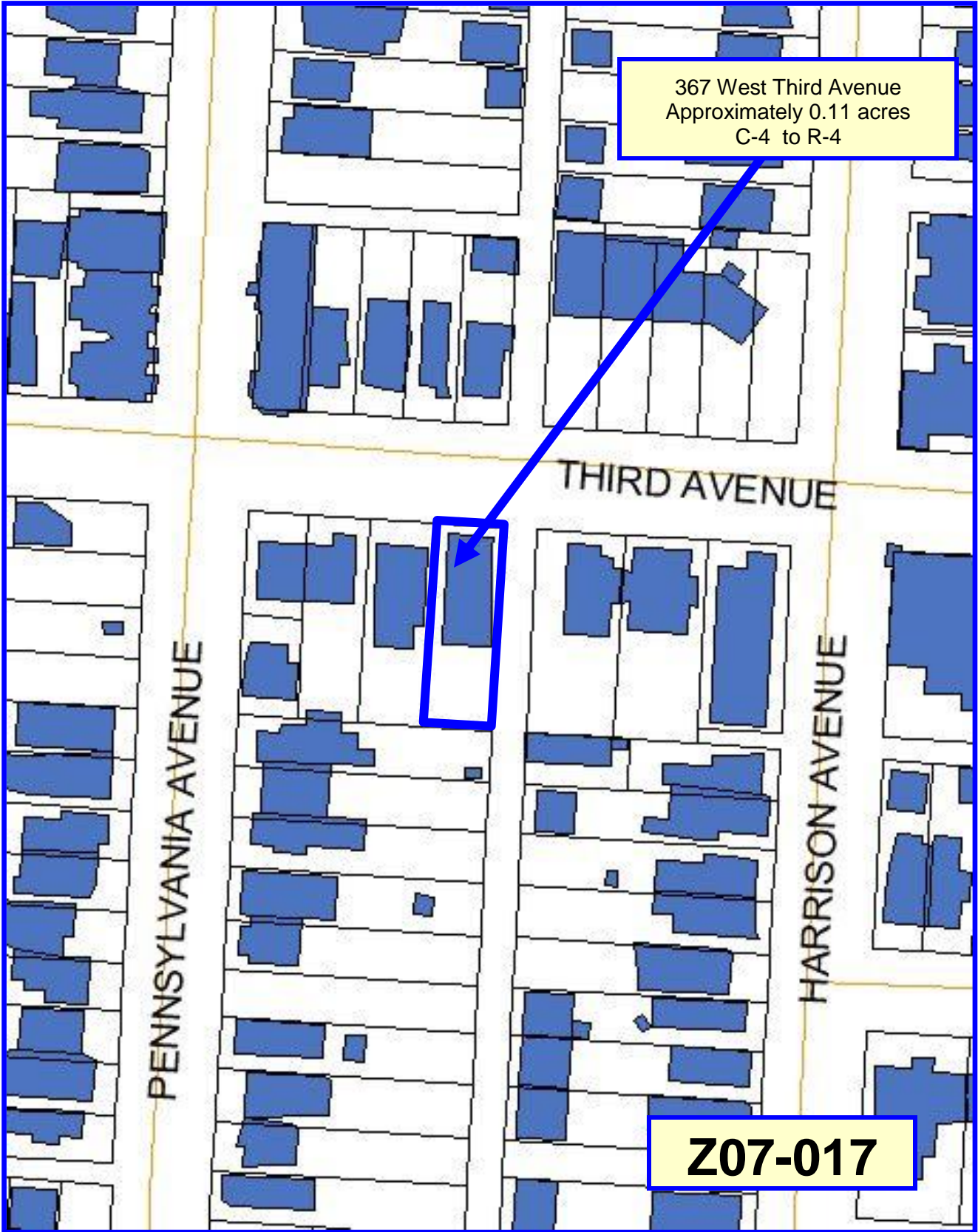
The neighborhood includes a mixture of single-family, two-family and commercial uses. The applicant is requesting the R-4, Residential District so that the existing two-family dwelling will be a permitted use, allowing it to be rebuilt in case of damage and to simplify the mortgage process. This rezoning will not introduce a new or incompatible use into the area.



367 West Third Avenue  
Approximately 0.11 acres  
C-4 to R-4

**Z07-017**





367 West Third Avenue  
Approximately 0.11 acres  
C-4 to R-4

**Z07-017**



367 West Third Avenue  
Approximately 0.11 acres  
C-4 to R-4

THIRD AVENUE

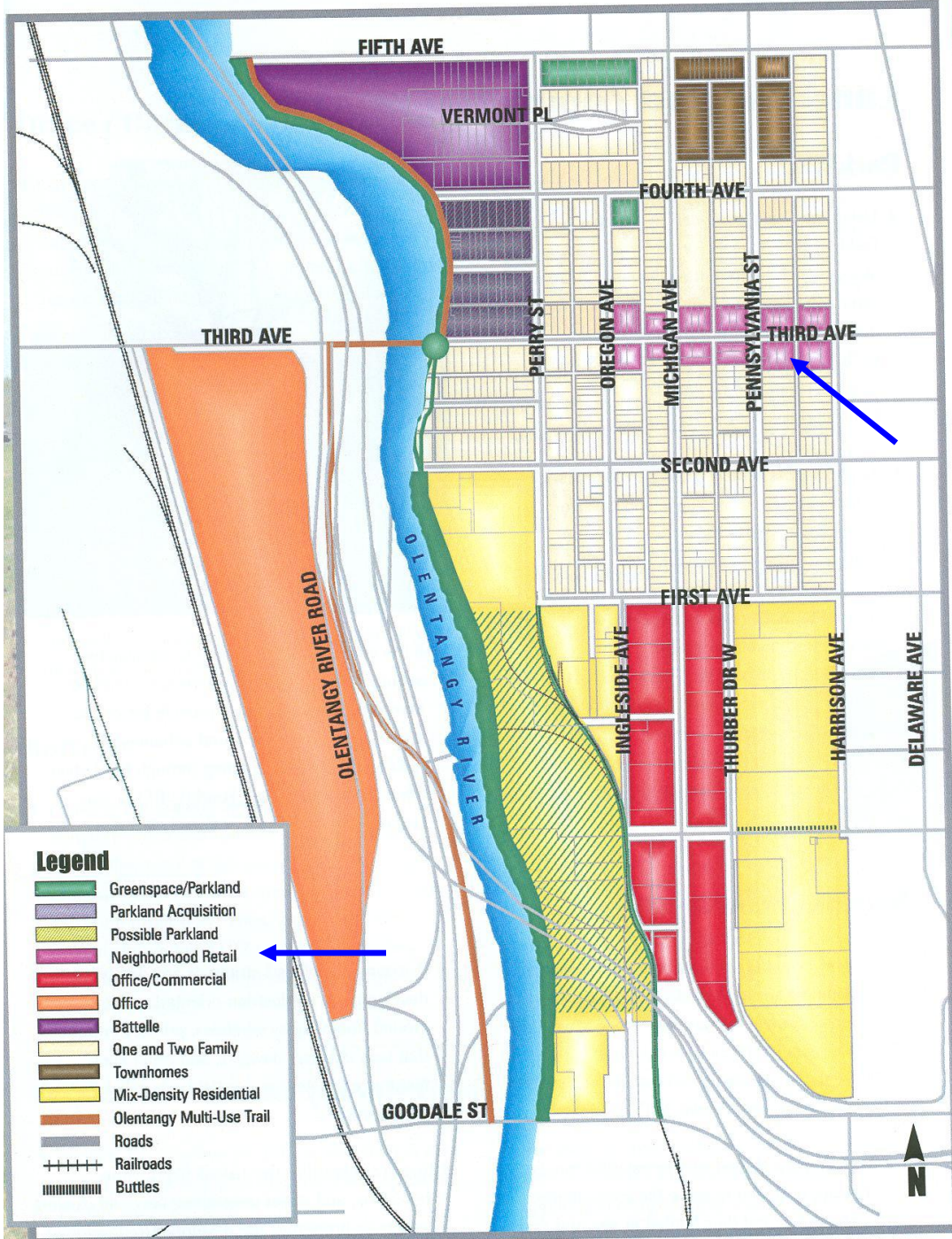
PENNSYLVANIA AVENUE

HARRISON AVENUE

**Z07-017**



**RECOMMENDATIONS**



**HARRISON WEST  
SOCIETY**

*National Register of Historic Places*  
P.O. Box 163442 • Columbus • Ohio 43216  
www.harrisonwest.org

May 23, 2007


Re: 367-369 Re-Zoning

Members of the Development Commission,

The Harrison West Society has reviewed the application for re-zoning of 367-369 W Third. The Harrison West Society has voted to support the request for re-zoning. In doing so, the Harrison West Society supports the homeowners desire to retain a quality residence and bring value to the neighborhood.

Please do not hesitate to contact Jacob Sukosd (jake\_osu@hotmail.com) if you have any further questions.

For the Society,

  
Christopher Ruder  
President

May 26, 2007 meeting

Chris Ruder  
President

Mary Funk  
Vice President

Jim Sloan  
Secretary

Scott Robinson  
Treasurer

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



**PROJECT DISCLOSURE STATEMENT**

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

APPLICATION # C07-013  
Z07-017

Being first duly cautioned and sworn (NAME) Lara Price  
of (COMPLETE ADDRESS) 369 W. 3rd Avenue Columbus, OH 43201

deposes and states that (he/she) is 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 formats

Name of business or individual  
Business of individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

Mitchell D. & Lara L. Price 369 W. 3rd Avenue Columbus, OH 43201	Joshua & Natalie Weir 367 W. 3rd Avenue Columbus, OH 43201
* no Columbus based employees *	

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Lara Price  
Subscribed to me in my presence and before me this 26 day  
of February, in the year 2007  
SIGNATURE OF NOTARY PUBLIC DeLana M. Pellegrini  
My Commission Expires: Dec. 13, 2009

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

