

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 13, 2021**

<b>14. APPLICATION:</b>	<b>Z21-013</b>
<b>Location:</b>	<b>1218-1222 E. LONG ST. (43203)</b> , being 0.20± acres located on the north side of East Long Street, 42± feet west of North Champion Avenue (010-031063 & 010-042577; Near East Area Commission).
<b>Existing Zoning:</b>	R-2F, Residential District.
<b>Request:</b>	AR-3, Apartment Residential District (H-35).
<b>Proposed Use.</b>	Multi-unit residential development.
<b>Applicant(s):</b>	OBrien Development LLC; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, 1 <sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2 <sup>nd</sup> Floor, Columbus, OH 43215.
<b>Property Owner(s):</b>	1218 E Long LLC; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, 1 <sup>st</sup> Floor; Columbus, OH 43215.
<b>Planner:</b>	Hayley Feightner; 614-645-3526; <a href="mailto:hefeightner@columbus.gov">hefeightner@columbus.gov</a>

**BACKGROUND:**

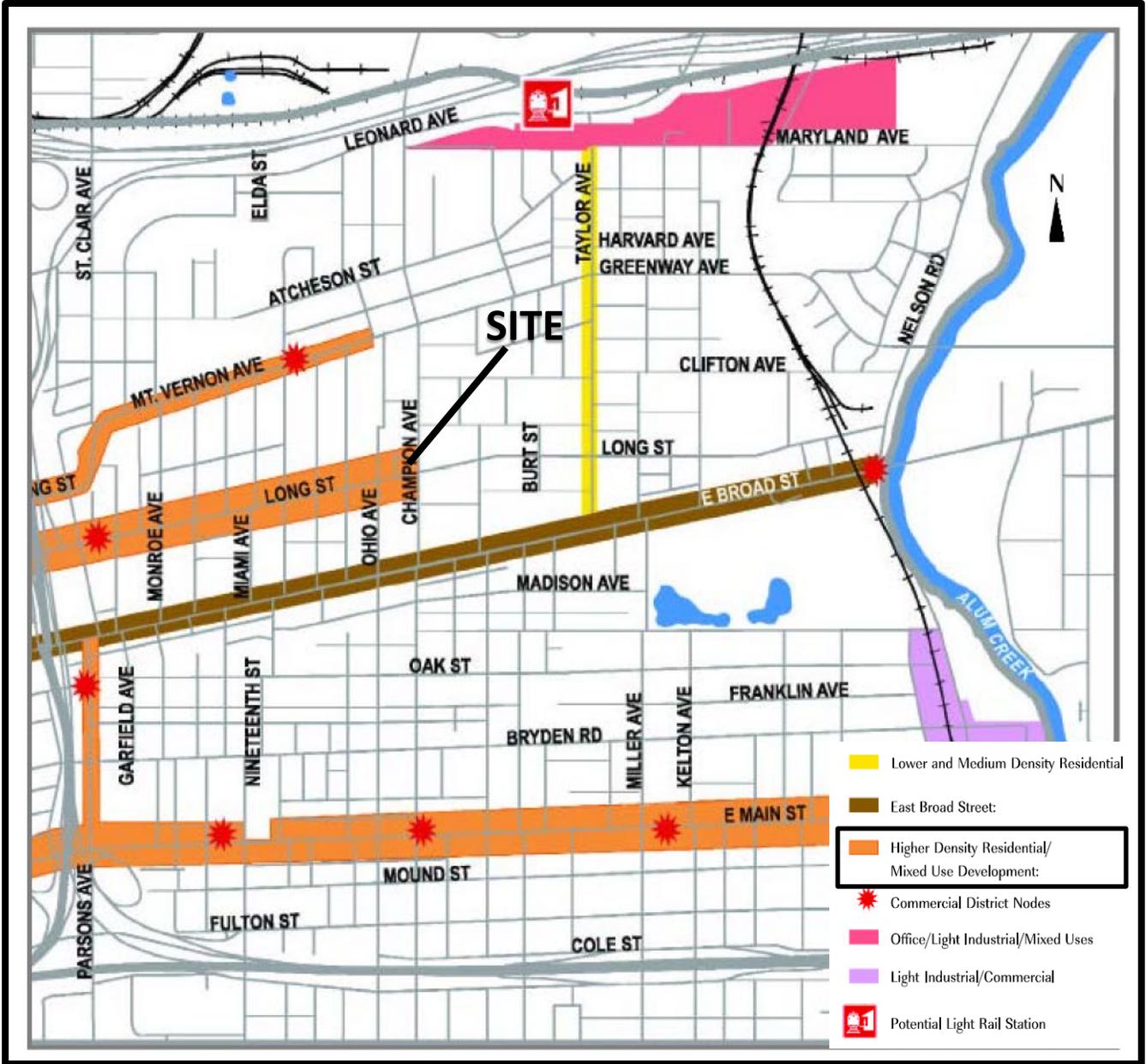
- The site consists of two parcels, one undeveloped, and one developed with a one-story commercial building in the R-2F, Residential District. The site is within the East Long Street Urban Commercial Overlay (UCO). The requested AR-3, Apartment Residential District will permit multi-unit residential development.
- To the north is a multi-unit residential development in the ARLD, Apartment Residential District. To the south is a commercial building, a single-unit dwelling, and undeveloped land in the R-2F, Residential District. To the east is a mixed use building in the R-2F, Residential District. To the west is a single-unit dwelling in the R-2F, Residential District.
- The site is within the planning area of *Near East Area Plan* (2005), which recommends higher density residential and mixed-use development at this location.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- Concurrent CV21-017 has been filed to permit an apartment building consisting of approximately 17 dwelling units. The request includes variances to building height, lot coverage, setbacks, a parking space reduction, and to allow approximately 900 square feet of commercial space with a 200 square-foot commercial patio. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Thoroughfare Plan* identifies this portion of East Long Street as an Urban Commuter Corridor requiring 100 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested AR-3, Apartment Residential District will allow multi-unit residential development. The proposed use and density are compatible with the recommendations of the *Near East Area Plan*, and are consistent with surrounding development along the East Long Street corridor.



Z21-013  
1218 - 1222 East Long St.  
Approximately 0.20 acres  
R-2F to AR-3



Z21-013  
1218 - 1222 East Long St.  
Approximately 0.20 acres  
R-2F to AR-3



Z21-013  
1218 - 1222 East Long St.  
Approximately 0.20 acres  
R-2F to AR-3

# 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 / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Application Number Z21-013 / CV21-017

Address 1218 - 1222 E Long Street

Group Name Near East Area Commission

Meeting Date April 8, 20321

- Specify Case Type
- BZA Variance / Special Permit
  - Council Variance
  - Rezoning
  - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
  - Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Vote 11-0-0

Signature of Authorized Representative Kathleen D. Burtz

Recommending Group Title CHAIR NEAR EAST COMMISSION

Daytime Phone Number 614-582-3053

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-013

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) Donald Plank, Plank Law Firm  
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, OH 43215  
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 format:

Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

<p>1. 1218 E Long LLC; 350 E 1st Avenue, Ste 120, Columbus, OH 43215; # Cols based emps: Zero (0) Contact: Tom OBrien, (614) 560-9279</p>	<p>2. OBrien Development Company, LLC, 350 E 1st Avenue, Ste 120, Columbus, OH 43201; Cols based emps: 0; Contact: Tom OBrien, (614) 560-9279</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 22<sup>nd</sup> day of February, in the year 2021

MaryAlice Wolf  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here  
My Commission Expires \_\_\_\_\_



MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires October 24, 2023

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