

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 13, 2006**

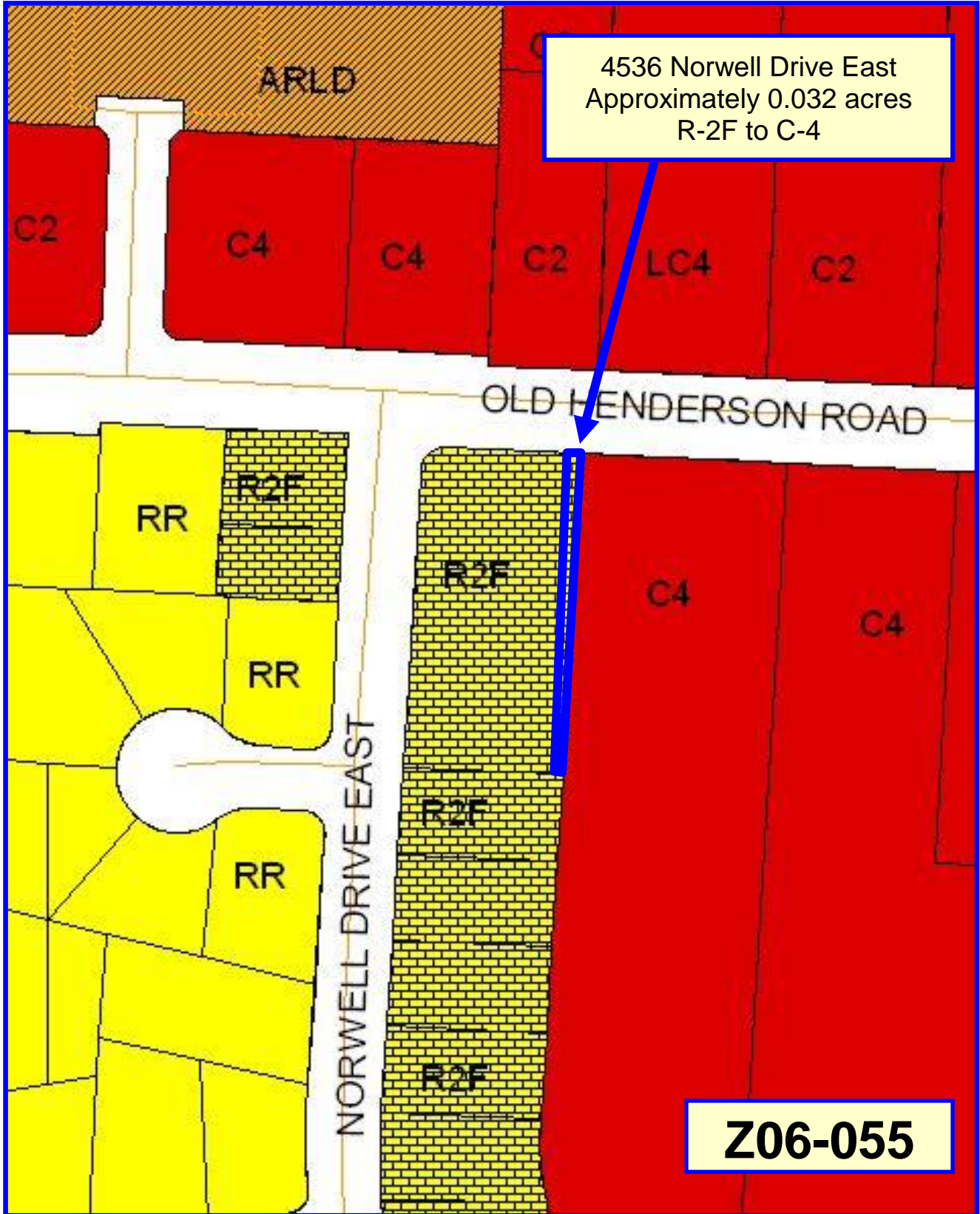
- 2. APPLICATION: Z06-055**  
**Location:** 4536 NORWELL DRIVE EAST (43220), being 0.032± acres located on the south side of Old Henderson Road, 140± feet east of Norwell Drive East (010-203928).  
**Existing Zoning:** R-2F, Residential District.  
**Request:** C-4, Commercial District.  
**Proposed Use:** Commercial parking lot.  
**Applicant(s):** Rock Henderson LLC; c/o Tom Morris Atty.; 1900 Crown Park Court; Columbus, OH 43235.  
**Property Owner(s):** Same as applicant.  
**Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

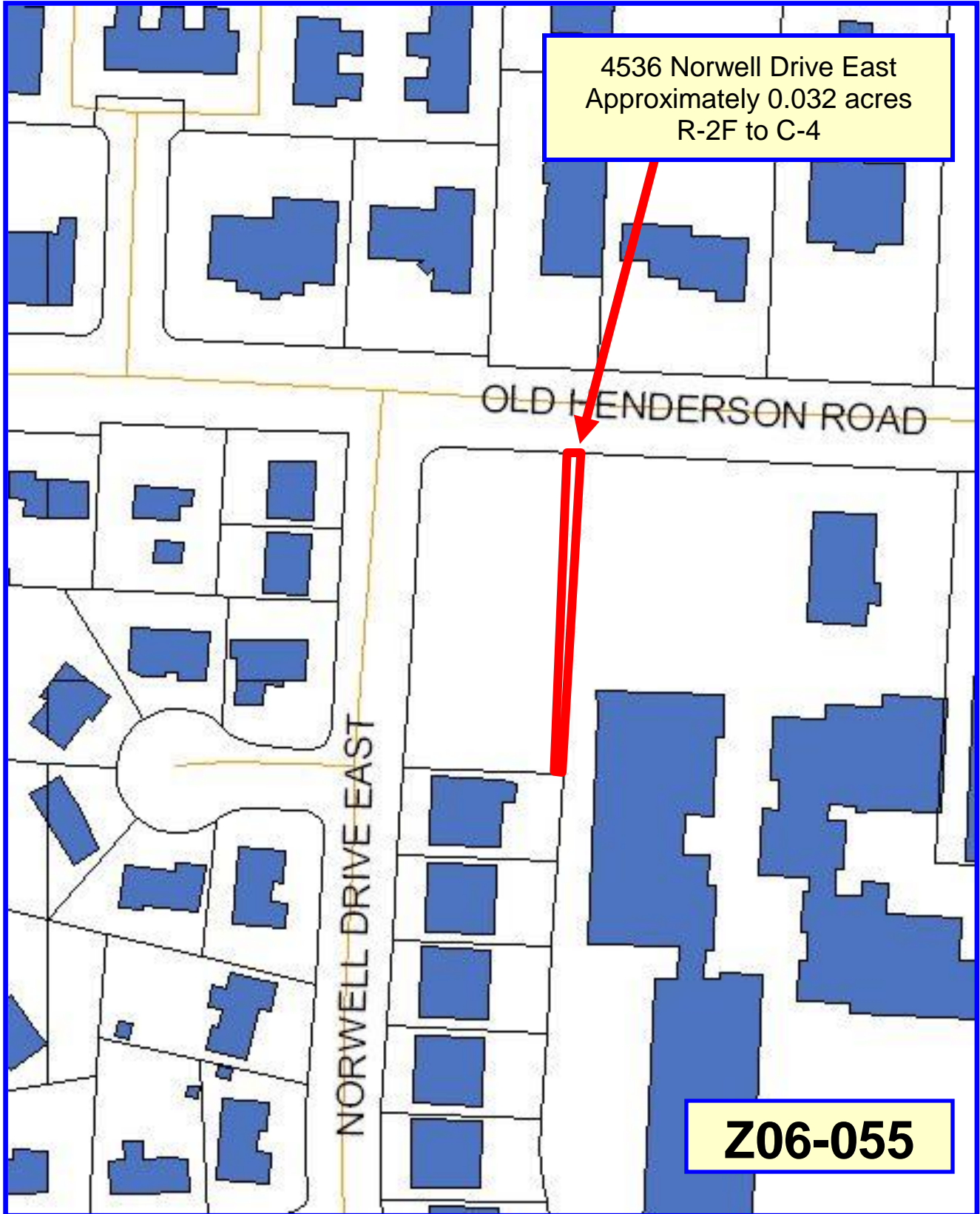
**BACKGROUND:**

- The 0.032± acre site is developed with pavement, part of the parking lot from the commercial development to the east which encroaches on the subject property. The site is approximately 247 feet long and ranges from 3.52 feet to 7.36 feet wide. The applicant proposes to deed the site to the owner of the adjacent commercial property, however, a lot split was not allowed because a parking lot for commercial development is not a permitted use in the R-2F, Residential District. The applicant is requesting the C-4, Commercial District, so that the property can be deeded to the adjacent commercial property owner.
- To the north, across Old Henderson Road, is an office building in the C-2, Commercial District. To the east is a shopping center in the C-4, Commercial District. To the south is a two-family dwelling in the R-2F, Residential District. To the west is undeveloped property in the R-2F, Residential District.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested C-4, Commercial District would allow continued use of 0.032± acres where a parking lot was built beyond the property line. The proposed development does not bring a new use into the area. The proposed development is consistent with the zoning and development patterns of the area.







4536 Norwell Drive East  
Approximately 0.032 acres  
R-2F to C-4

**Z06-055**

City of Columbus | Department of Development | Building Services Division | 757 Carolyn 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 # 206-055  
CJ06-036

Being first duly cautioned and sworn (NAME) Tom Morris  
of (COMPLETE ADDRESS) 1900 Crown Park Court, Columbus, OH 43235  
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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

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

1. Tom Morris 1900 Crown Park Court Columbus, Ohio 43235	2. John Royer 1480 Dublin Road Columbus, Ohio 43215
3.	4.

SIGNATURE OF AFFIANT

Tom Morris

Subscribed to me in my presence and before me this 18 day of May, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Louise M. Sherman

My Commission Expires:

10-11-08

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



**LOUISE M. SHERMAN**  
Notary Public, State of Ohio  
My Commission Expires 10-11-08