

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 10, 2008**

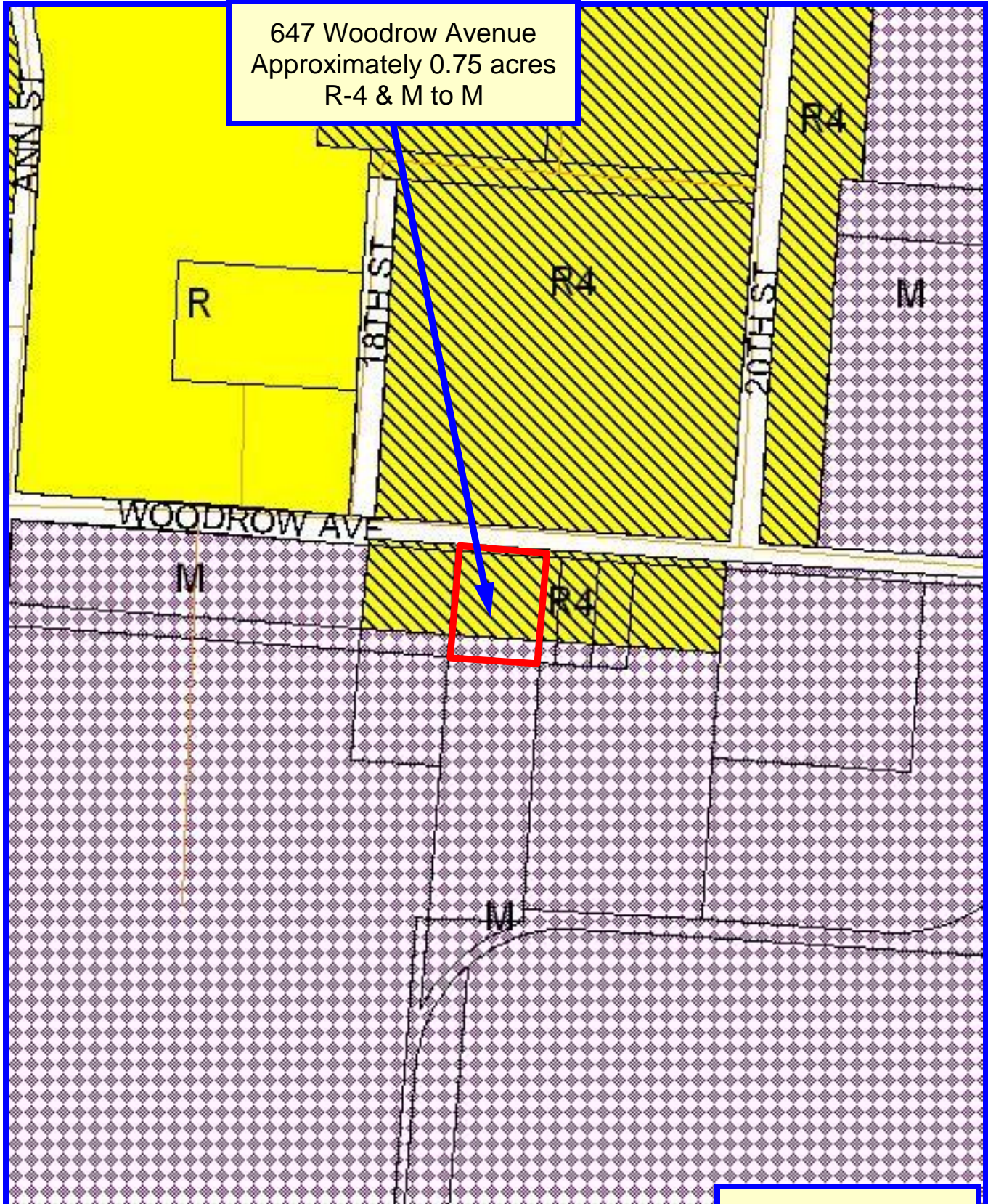
7. **APPLICATION:** **Z08-006**
 Location: **647 EAST WOODROW AVENUE (43207)**, being 0.75±
 acres located on the south side of East Woodrow
 Avenue, 800± feet west of Ann Street (010-016570).
 Existing Zoning: R-4, Residential, and M, Manufacturing Districts.
 Request: M, Manufacturing District.
 Proposed Use: Industrial development.
 Applicant(s): Fritz Rumer Cooke Company, Inc.; c/o Jeff Casto; 635
 East Woodrow Avenue; Columbus, OH 43207.
 Property Owner(s): The Applicant.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

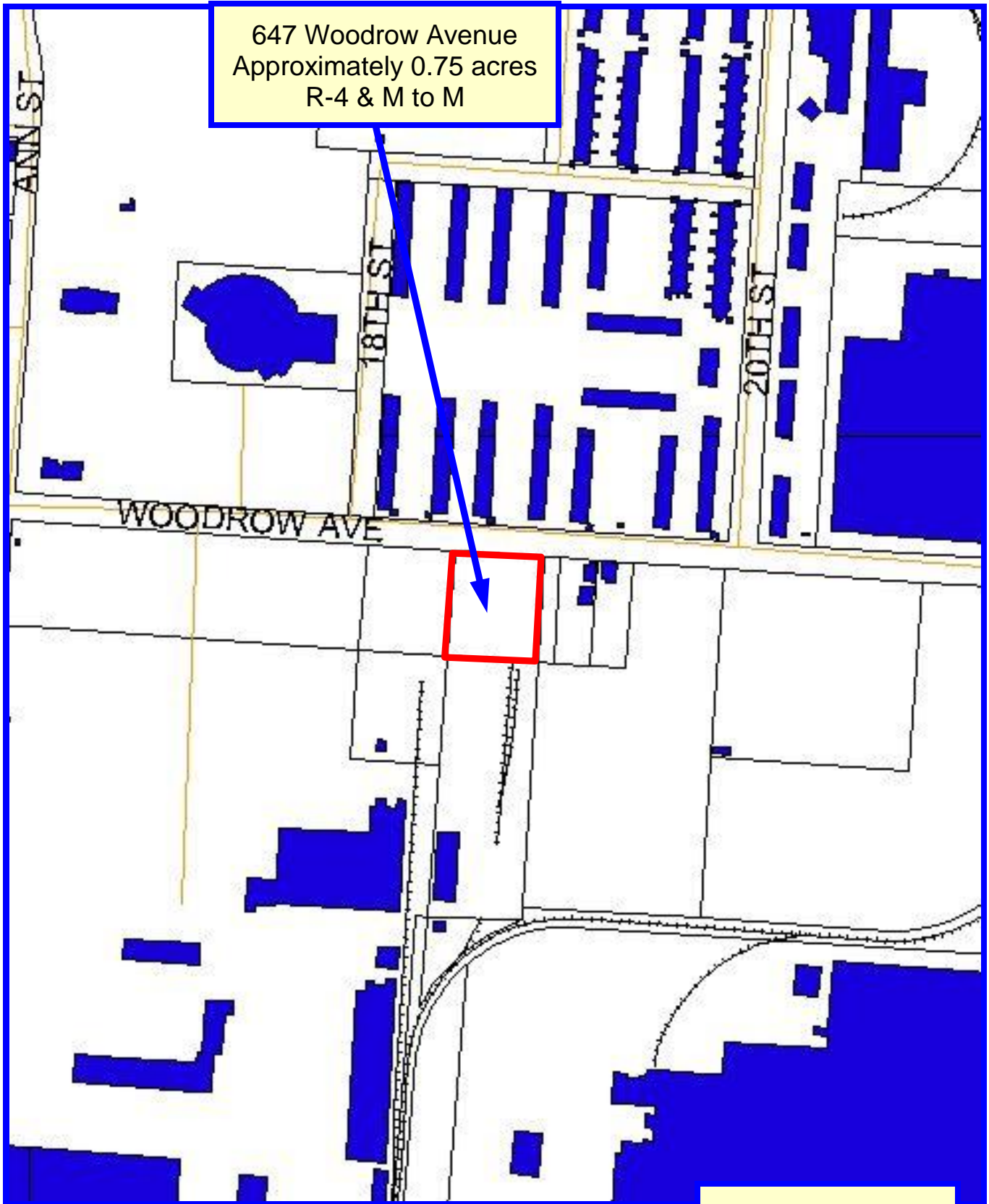
- The 0.75± acre site is undeveloped, and is zoned in the R-4, Residential, and M, Manufacturing Districts. The applicant currently utilizes the parcel to the south of the site which is zoned M, Manufacturing District. The requested M, Manufacturing District will allow expansion of the industrial development onto the Woodrow Avenue frontage.
- To the north is multi-family residential development in the R-4, Residential District. To the east are a vacant lot and single-family dwellings in the R-4, Residential District. To the south and west is industrial development in the R-4, Residential and M, Manufacturing Districts.
- The site is located within the planning area of the *South Side Plan (2002)* which recommends industrial development for this location. The Plan proposes landscaping standards for industrial properties that are adjacent to residential properties. The applicant will commit to adhering to these standards by entering into a Good Neighbor Agreement with the neighborhood civic associations.

CITY DEPARTMENTS RECOMMENDATION: Approval.

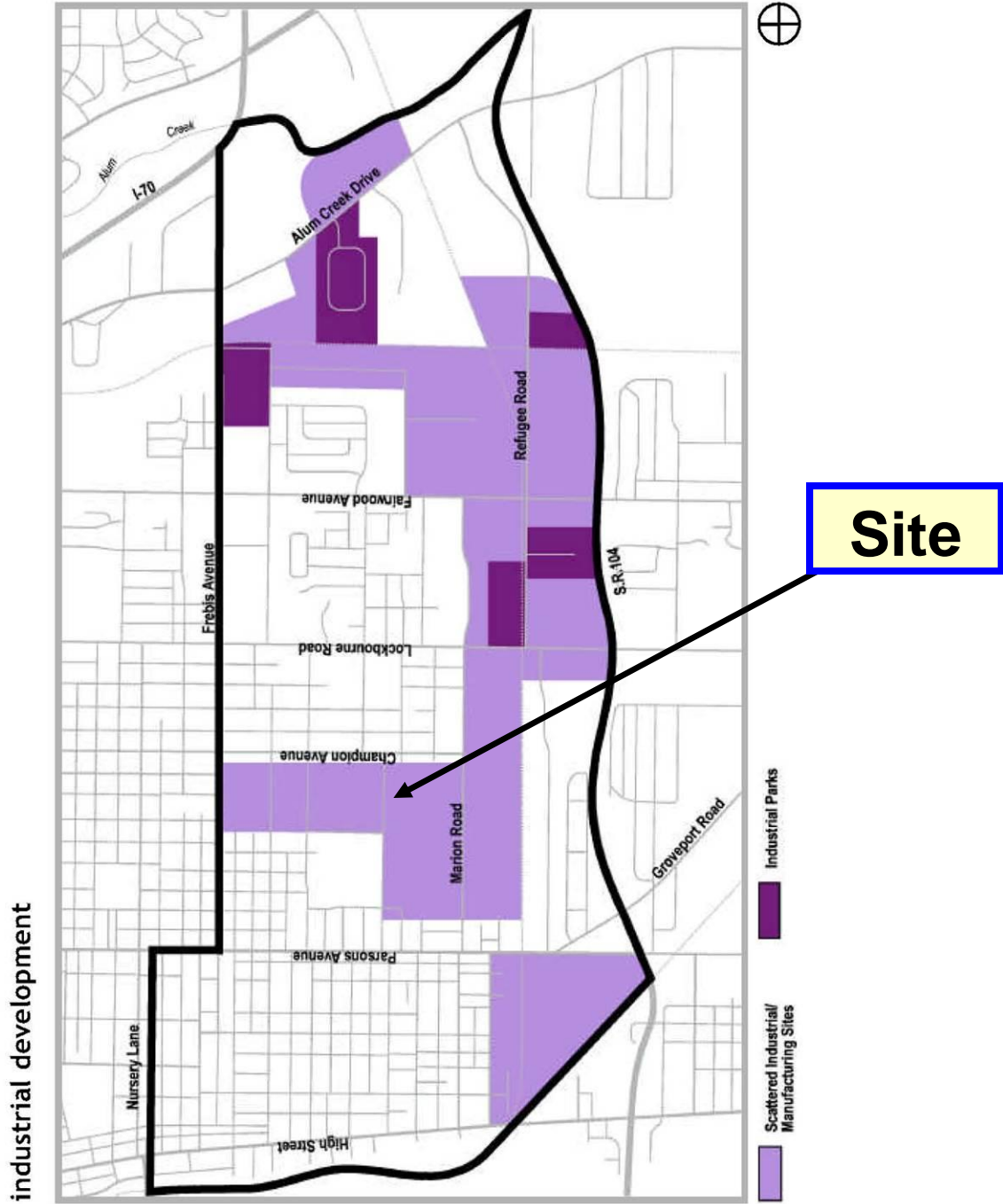
The requested M, Manufacturing District will allow manufacturing and/or commercial development. The site is one of few residentially zoned properties on the south side of Woodrow Avenue which is predominantly zoned in the M, Manufacturing District. The proposed M, Manufacturing District is consistent with the zoning and development patterns of the area, and with the land use recommendations of the *South Side Plan (2002)*.



Z08-006



Z08-006



industrial development

manufacturing/industrial developments — INDUSTRIAL DEVELOPMENT

Z08-006

TOTAL P.02
614 249 8708

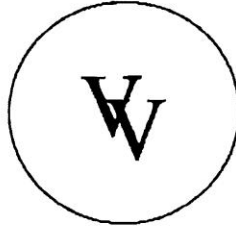
nationwide Insurance

NATIONWIDE INSURANCE

14:01:14

03-26-2008

2 / 2



Vassor Village Civic Association
461 E Welch Avenue
Columbus OH 43027

March 26, 2008

Jeff Casto
Fritz Rumer Cooke Company, Inc.
647 East Woodrow Avenue
Columbus, OH 43207

Dear Mr. Casto,

The Vassor Village Civic Association has voted to support your zoning request with the City of Columbus. We support your plans to rezone from residential to manufacturing your property located on East Woodrow Avenue. The construction of a new office building for the Fritz, Rumer, Cooke Company will not only benefit your business but enhance our neighborhood.

We are gratified to learn that Fritz, Rumer, Cooke has been located in the Vassor Village neighborhood for nearly ninety years. We look forward to your success in receiving your zoning request and the construction of your new headquarters building.

Sincerely,

James E. Griffin, Vice-President
Vassor Village Civic Association
507 Sheldon Avenue
Columbus, OH 43207-1345
260-5321 cell

Vassor Village Civic Association is a 501 (c) 3 Non-profit Organization

P.02/202

FRC CONST

MAR-26-2008 14:26

MAR-31-2008 11:12

FRC CONST

P.02/03



Council of South Side Organizations
Post Office Box 77542
Columbus, OH 43207

Department of Development
Building Services
757 Carolyn Ave.
Columbus, OH 43224

To the Department of Development

Council of South Side Organizations supports the Vassor Village Civic Association's vote regarding the Rezoning Application # 208-006. The Current Zoning District is R4 Requested Zoning District to M. This rezoning will allow for expansion.

For further information or questions contact Robert Patterson, 622-0007. Zoning Chair for the Council of South Side Organizations.

Sincerely,

Robert Patterson
Second Vice President/ Zoning Chair
Council of South Side Organization

cc
Jeff Casto
Fritz Ramer Cooke Co.
City of Columbus

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 # 208-006

Being first duly cautioned and sworn (NAME) Jeff Casto
of (COMPLETE ADDRESS) 635 E Woodrow Ave PO Box 08771 Columbus, OH 43207
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

1. Fritz Rumer Cooke Co. 635 E Woodrow Ave PO Box 07881 635 E Woodrow Ave PO Box 07881 Columbus, OH 43207 50 Columbus based employees Jeff Casto 614-444-8844	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jeffrey H. Casto

Subscribed to me in my presence and before me this 25th day of JANUARY, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Andrew K. Wadkins

My Commission Expires:

4/18/2010

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

Notary Seal Here



ANDREW K. WADKINS
Notary Public, State of Ohio
My Commission Expires 04-18-10