

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 14, 2003**

8.     **APPLICATION:**                 **Z03-043**  
       **Location:**                   **2440 STRIMPLE AVENUE (43229)**, being 0.37± acres located on the north side of Strimple Avenue, 169± feet west of Cleveland Avenue.  
  
       **Existing Zoning:**           R-1, Residential District.  
       **Request:**                     L-R-2F, Limited Residential District.  
       **Proposed Use:**               Two-family dwellings.  
       **Applicant(s):**               Bruce C. Johnson; 2601 Minerva Avenue; Columbus, Ohio 43229.  
       **Property Owner(s):**       Bruce C. and Charlene Johnson; 2601 Minerva Avenue; Columbus, Ohio 43229.  
       **Planner:**                     Dana Hitt, AICP, 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The 0.37± acre site is zoned in the R-1, Residential District and is undeveloped. The applicant requests the L-R2-F, Limited Residential District to permit residential uses.
- To the north are single-family dwellings in the R-1, Residential District. To the south across Strimple Avenue is vacant land and attached single-family dwellings in the L-R-2F, Limited Residential District. To the east and west are single-family dwellings in the R-1, Residential District.
- The site lies within the boundaries of *The Northland Plan (2001)*, but is not specifically addressed.
- The limitation text includes lighting, building material commitments, landscaping and access provisions.

**CITY DEPARTMENTS RECOMMENDATION:** Approval. The proposed two-family dwellings are consistent with the zoning and development patterns of the area.