

**STAFF REPORT  
DEVELOPMENT COMMISSION  
SPECIAL ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 8, 2021**

- 7. APPLICATION: Z21-045**  
**Location:** 933 LOEW ST. (43201), being 0.32± acres located on the west side of Loew Street, 300± north of Gibbard Avenue (010-026262, 010-026261 & 010-026260; Milo-Grogan Area Commission).  
**Existing Zoning:** R-4, Residential District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Limited manufacturing uses and parking.  
**Applicant(s):** Connie Klema; P.O. Box 991; Pataskala, OH 43026.  
**Property Owner(s):** Equity Trust Company; c/o Nathan Zaglanis; 4694 Cemetery Road, #343; Hilliard, OH 43026.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The site consists of three parcels developed as a parking lot in the R-4, Residential District. The property has received Zoning Code Violation #18470-07767 for vehicle parking and storage on residentially zoned property. The requested L-M, Limited Manufacturing District permits a parking lot and limited manufacturing uses to address the active violation.
- North of the site is manufacturing and office uses in the M, Manufacturing District. East of the site is a parking lot in the M, Manufacturing District. South of the site is undeveloped land in the R-4, Residential District and a single-unit dwelling in the M, Manufacturing District. West of the site is an electrical substation in the M, Manufacturing District.
- The site is within the planning boundaries of the *Milo-Grogan Neighborhood Plan (2007)*, which recommends “Heavy Industrial” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines*.
- The site is located within the boundaries of the Milo-Grogan Area Commission whose recommendation is for approval.
- The limitation text establishes use restrictions and supplemental development standards that address parking setbacks.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

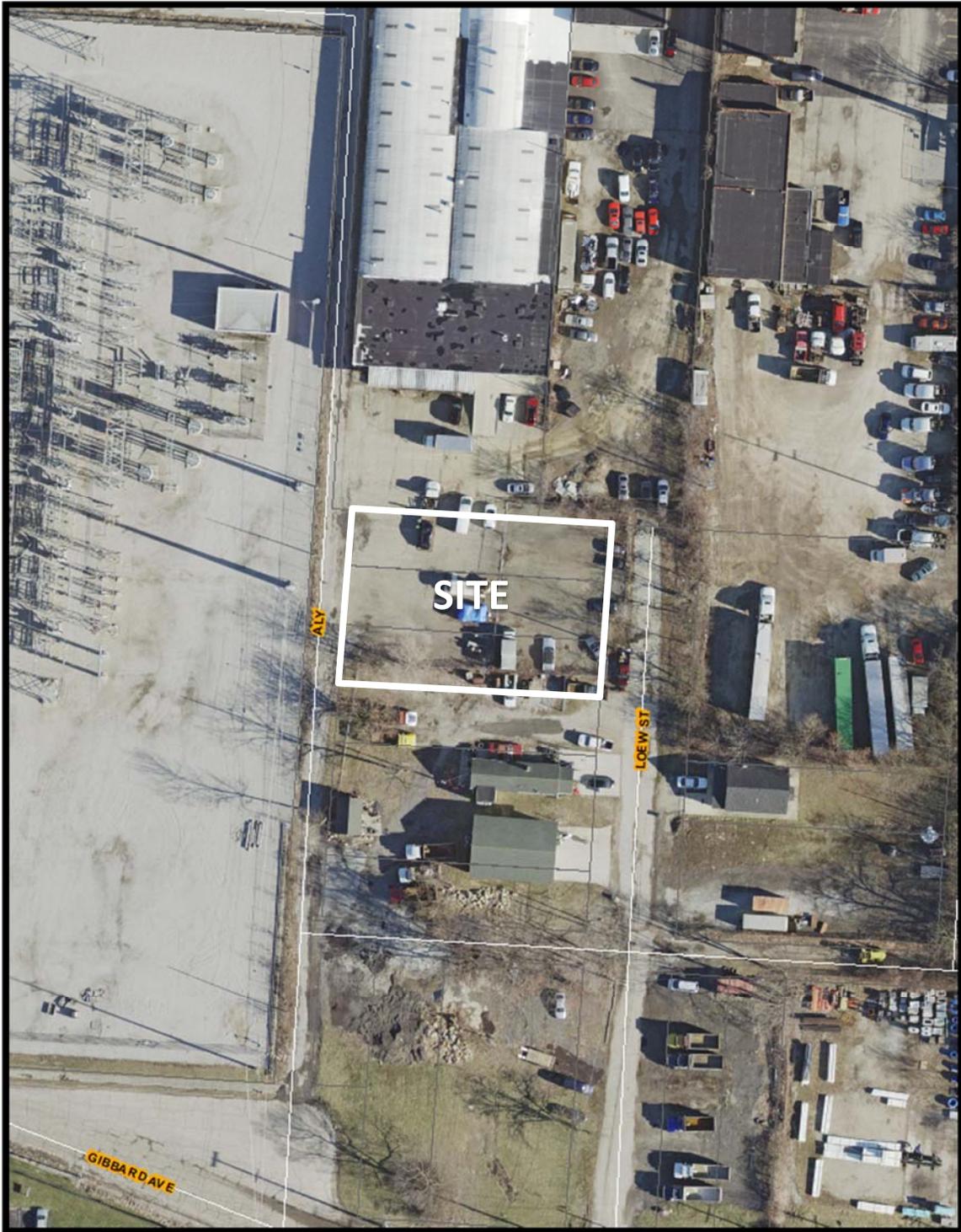
The requested L-M, Limited Manufacturing District will permit the site to be redeveloped as limited manufacturing uses or a parking lot. The limitation text includes appropriate use restrictions. The request is consistent with the zoning and development pattern of the area and with the *Milo-Grogan Neighborhood Plan’s* recommendation for “Heavy Industrial” land uses at this location. Additionally, the request will not add incompatible land uses to the area.



Z21-045  
933 Loew St.  
Approximately 0.32 acres  
R-4 to L-M



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DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW (PLEASE PRINT)

Case Number: Z21-045
Address: 933 Loew St.
Group Name: Milo Grogan Area Commission
Meeting Date: 6/8/2021

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

Recommendation:
(Check only one and list basis for recommendation below)
Approval
Disapproval

NOTES:
We had are commission meeting on 6/8/21, time start: 6:30 pm

Vote: We have 10 commissioners with all voting yes. This is a pass vote

Signature of Authorized Representative: Charles Thompkins 6/8/2021

Charles Thompkins, commission chair

614-580-0280

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 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 #: Z21-045

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) Connie J. Klema, Attorney  
of (COMPLETE ADDRESS) P.O. Box 991, Pataskala, Ohio 43062  
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. Equity Trust Company FBO Nathan Zaglanis 4694 Cemetery Rd #343, Hilliard, Ohio 43026 0 Columbus based employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Connie J. Klema

Sworn to before me and signed in my presence this 25<sup>th</sup> day of May, in the year 2021

Marcy D Green  
SIGNATURE OF NOTARY PUBLIC

2-28-25 Notary Seal Here  
My Commission Expires



MARCY D GREEN  
Notary Public  
State of Ohio  
My Comm. Expires  
February 28, 2025

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