

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 9, 2023**

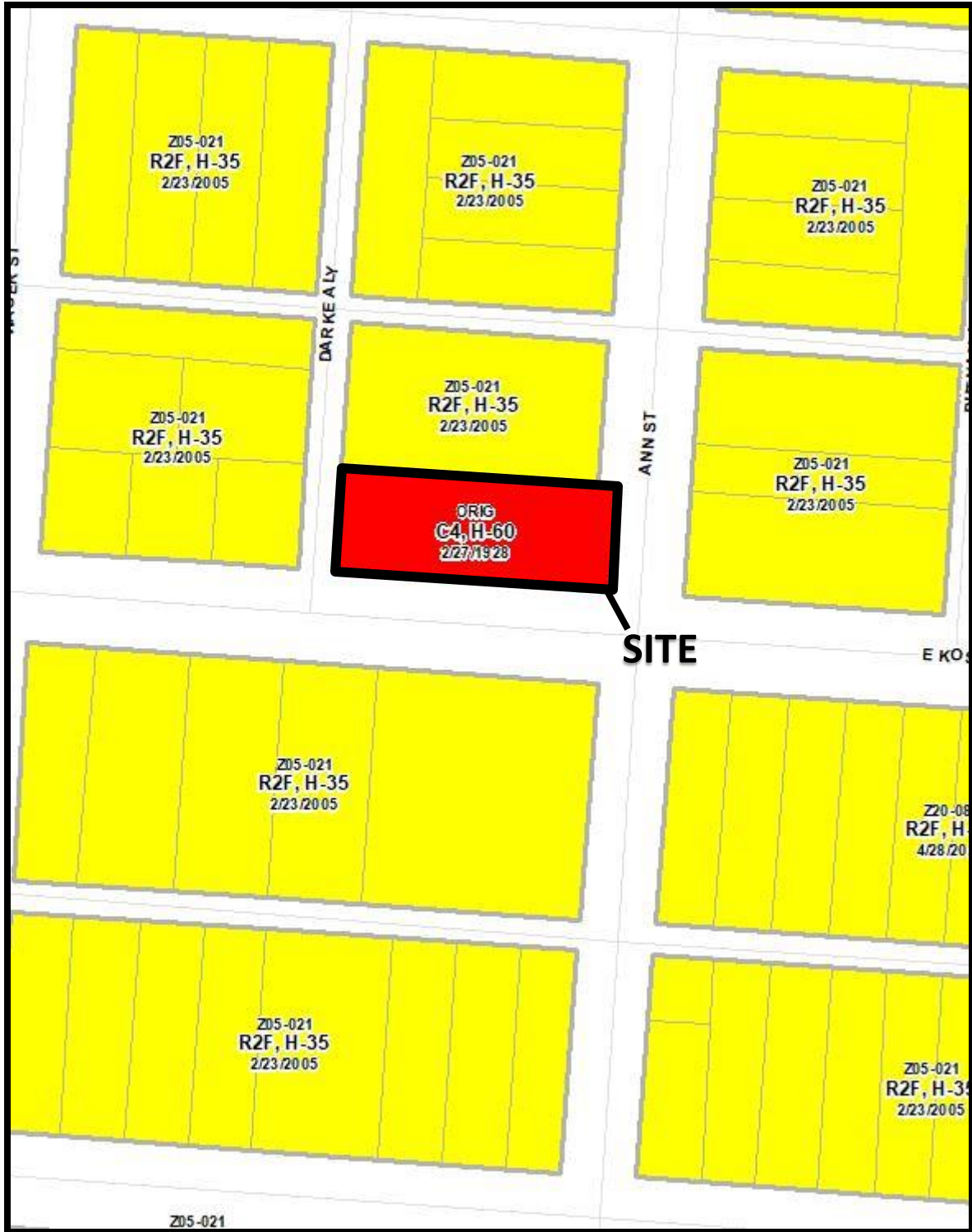
- 3. APPLICATION: Z22-084**
Location: **616 E. KOSSUTH ST. (43206)**, being 0.19± acres located at the northwest corner of East Kossuth Street and Ann Street (010-001705; Columbus Southside Area Commission).
Existing Zoning: C-4, Commercial District.
Request: R-4, Residential District (H-35).
Proposed Use: Residential development.
Applicant(s): Juliet Bullock Architects; c/o Juliet Bullock; 4886 Olentangy Boulevard; Columbus, OH 43214.
Property Owner(s): East Kossuth LLC; c/o Tracy Cohen; 493 East Livingston Avenue; Columbus, OH 43215.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a parking lot in the C-4, Commercial District. The requested R-4, Residential District will permit a residential development at this location.
- To the north, east, and west, are single-unit dwellings in the R-2F, Residential District. To the South is a single-unit dwelling and a two-unit dwelling in the R-2F, Residential District.
- The site is within the planning boundaries of the *Near Southside Plan* (2011), which recommends “Medium Density Mixed Residential” land uses at this location. The Plan also includes the early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- Concurrent CV22-114 has been filed for a proposed residential development demonstrating four dwelling units. Variances for building setbacks and maximum and minimum side yards are included in the request. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested R-4, Residential District will permit residential development in conjunction with concurrent Council Variance #CV22-114. The proposed use is consistent with the “Medium Density Mixed Residential” land use recommendation of the *Near Southside Plan*. The proposed R-4 district is not considered to be an introduction of an incompatible use and is consistent the surrounding residential zoning and development patterns.



Z22-084
616 E. Kossuth St.
Approximately 0.19 acres
C-4 to R-4



Z22-084
616 E. Kossuth St.
Approximately 0.19 acres
C-4 to R-4



Z22-084
616 E. Kossuth St.
Approximately 0.19 acres
C-4 to R-4

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z22-084 & CV22-114

Address 616 E. Kossuth St.

Group Name Columbus Southside Area Commission

Meeting Date 12/20/2022

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 10-0

Signature of Authorized Representative Kathryn J Sheen

Recommending Group Title Zoning Committee Co-Chair

Daytime Phone Number 614-565-1476

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

Z22-084

APPLICATION #:

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) TRACY COHEN
of (COMPLETE ADDRESS) 493 E. Livingston Ave Cols., 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)

1. <u>EAST KOSSUTH LLC / Tracy Cohen</u> <u>493 E. Livingston Ave Cols OH 43215</u> <u>0</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 28th day of September, in the year 2022

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 10-17-2026

Notary Seal Here



SUMMER C. MORROW
Notary Public, State of Ohio
My Commission Expires:
10-17-2026

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