

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

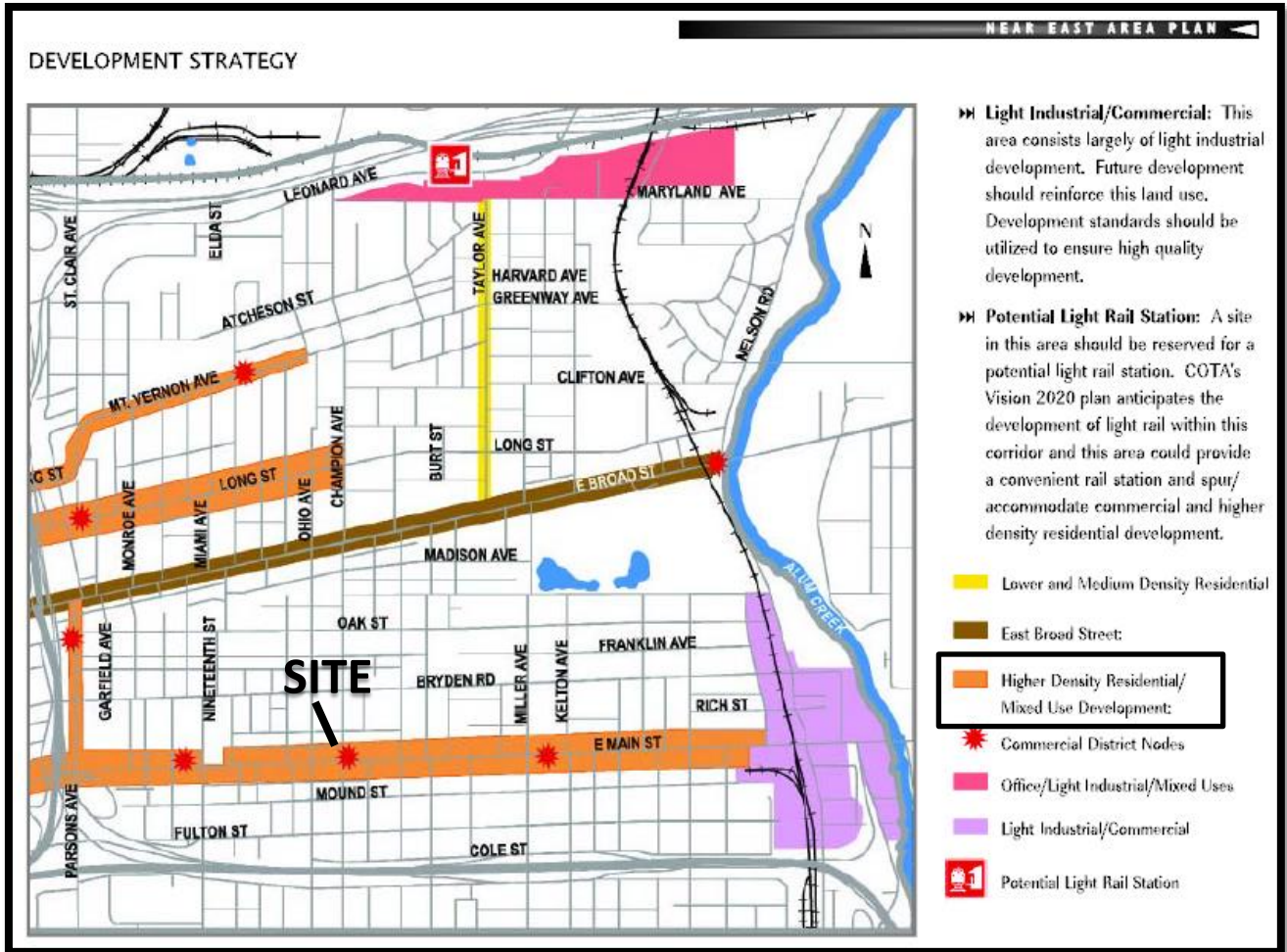
- 3. APPLICATION: Z21-033**
Location: **338 SOUTH OHIO AVE. (43205)**, being 0.11± acres located at the northeast corner of South Ohio Avenue and East Cherry Street (010-025369; Near East Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: R-3, Residential District (H-35).
Proposed Use: Single-unit dwelling.
Applicant(s): Juliet Bullock; 1182 Wyandotte Road; Columbus, OH 43212.
Property Owner(s): Hammer Out Homes/Marcio Kauffmann; 2800 W. St. Rt. 84 Ste. 119; Fort Lauderdale, FL 33312.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

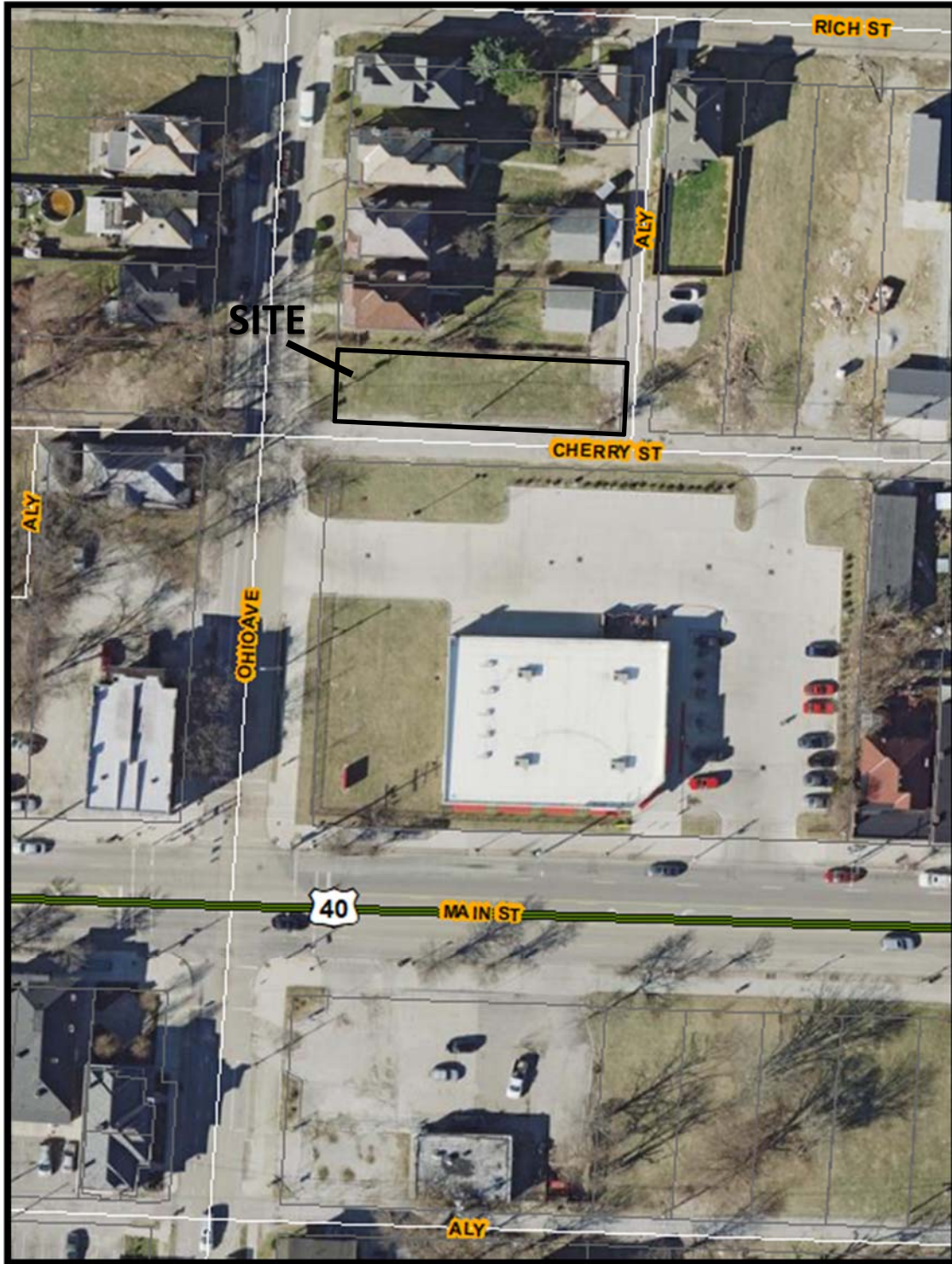
- The 0.11± acre site is undeveloped in the L-C-4, Limited Commercial District. The requested R-3, Residential District would allow the site to be developed with a single-unit dwelling.
- To the north, east and west of the site are single-unit dwellings in the R-3, Residential District. To the south is commercial development in the L-C-4, Limited Commercial District.
- The site is within the planning boundaries of the *Near East Area Plan (2005)*, which recommends “Higher Density Residential/Mixed Use Development” land uses at this location. The Plan also states new construction should use compatible materials with the surrounding area, but not be duplicative. Additionally, the Plan also includes standards for new garages.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

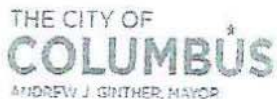
The requested R-3, Residential District will allow the development of a single-unit dwelling, which is compatible with the density and development standards of adjacent residential properties. The proposal is also consistent with the land use recommendations of the *Near East Area Plan*. The Planning Division has requested and received additional site plan details to confirm consistency with the *Near East Area Plan* and C2P2 Design Guidelines.



Z21-033
 338 South Ohio Avenue
 Approximately 0.11 acres



Z21-033
338 South Ohio Avenue
Approximately 0.11 acres



Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Application Number Z21-033
 Address 338 South Ohio Ave
 Group Name Near East Area Commission
 Meeting Date 6/10/21

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

Recommendation (Check only one)
 Approval
 Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 12-0-0
 Signature of Authorized Representative *Matthew D. Bully*
 Recommending Group Title CHAIR NEAR EAST AREA COMM
 Daytime Phone Number 614-582-3053

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

APPLICATION #: Z21-033

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) Marcio Kauffman
of (COMPLETE ADDRESS) 2800 W. State Rt 84 Ste 119 Fort Lauderdale Florida 33312
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>Christina Rodrigues de Souza</u> <u>2800 W state road 84, suite 118</u> <u>F. Lauderdale - FL 33312</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 26 day of April, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

July 24, 2021



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