

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 9, 2005**

2.     **APPLICATION:**                 **Z05-020**  
       **Location:**                 **390 HOLTZMAN AVENUE (43205)**, being 0.21± acres located on the east side of Holtzman Avenue at the intersection of Holtzman Avenue and Bryden Road (010-022418; Near East Area Commission).
- Existing Zoning:**         R-3, Residential District.  
       **Request:**                     M, Manufacturing District.  
       **Proposed Use:**             Storage.  
       **Applicant(s):**             Joseph L. Sniderman; 398 Holtzman Avenue; Columbus, OH 43205.  
       **Property Owner(s):**       S & G Properties; 398 Holtzman Avenue; Columbus, OH 43205.  
       **Planner:**                     Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- This 0.21± acre site is zoned in the R-3, Residential District and is undeveloped. The applicant is requesting the M, Manufacturing District for unspecified industrial development.
- To the north is a park located in the R-3 Residential District. To the east is vacant land zoned in the R-3 Residential District. To the south are industrial uses zoned in the M, Manufacturing District. To the west are industrial uses zoned in the M, Manufacturing District.
- The site is within the boundaries of the Near East Area Commission whose recommendation is for approval of the proposed rezoning.
- The site is within the planning area of *Holtzman-Main Neighborhood Plan* (2001).
- Staff recommends that a limitation text be submitted so that recommendations from The *Holtzman-Main Neighborhood Plan* (2001) can be implemented. These recommendations include screening the Park to the north from the subject property, limiting the building materials on the building façade to brick or stone and the prohibition of outside storage and automotive uses.
- **CITY DEPARTMENTS RECOMMENDATION:** Disapproval.\*

Although Staff approves of the proposed land use, without the limitations mentioned above which are necessary so that recommendations from The *Holtzman-Main Neighborhood Plan* (2001) can be implemented, Staff cannot yet recommend approval.

\* Subsequent to the June 9, 2005 Development Commission hearing, the applicant modified the request by incorporating limitations to allow implementation of the

recommendations from the *Holtzman-Main Neighborhood Plan* (2001). Therefore Staff amended its recommendation to approval.