

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2016**

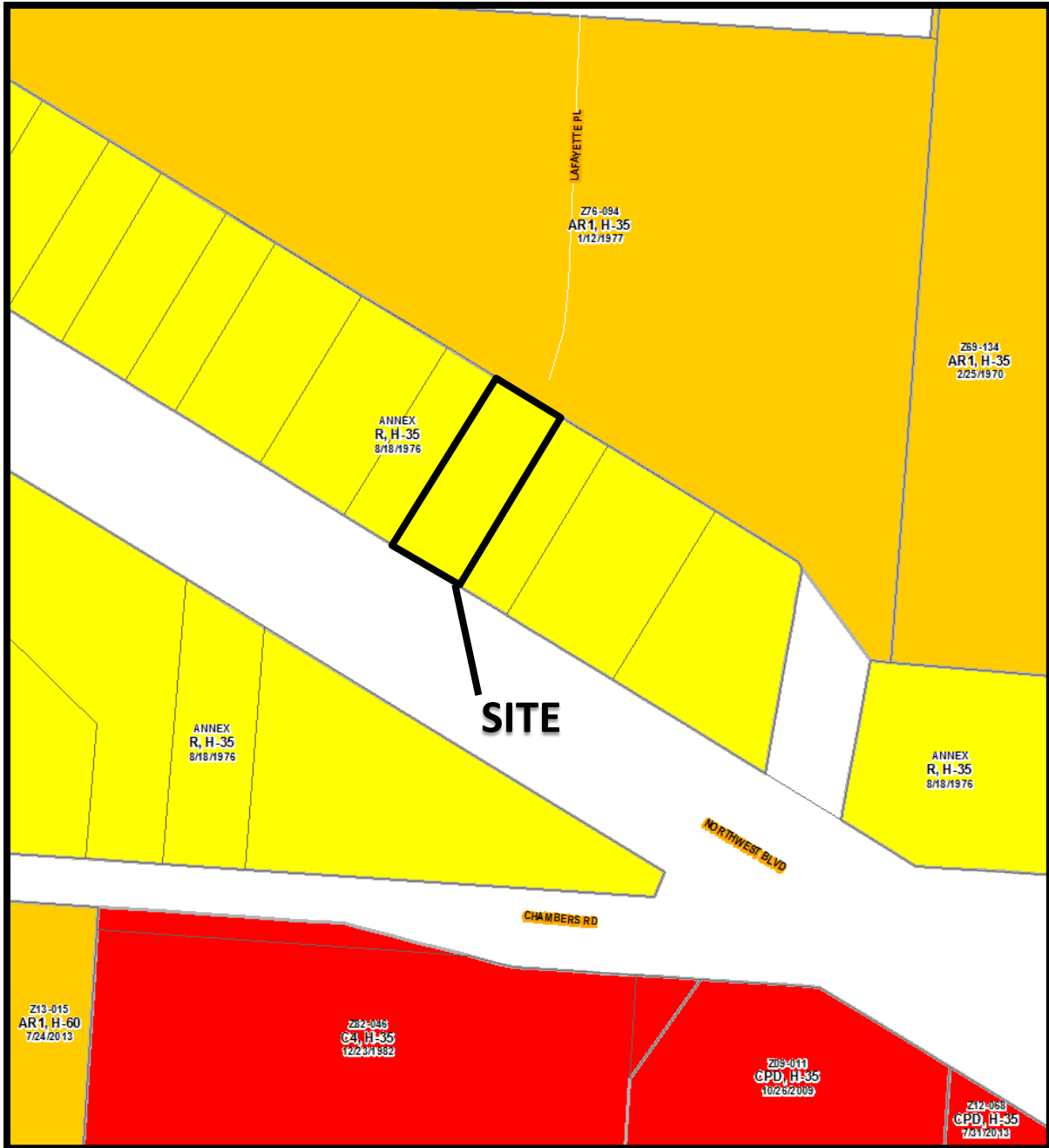
1. **APPLICATION:** **Z15-055**
Location: **1764 NORTHWEST BOULEVARD (43212)**, being 0.15± acres located on the northeast side of Northwest Boulevard, 350± feet northwest of Chambers Road (010-170948; 5th by Northwest Area Commission).
Existing Zoning: R, Rural District.
Request: R-4, Residential District.
Proposed Use: Retain existing four-unit dwelling.
Applicant(s): Kenneth Mollica; c/o Dow Voelker, Atty.; 1620 West First Avenue; Columbus, OH 43212.
Property Owner(s): Turtle Bay, LLC; 1926 Suffolk Road; Upper Arlington, OH 43221.
Planner: Michael Maret; 645-2749; mimaret@columbus.gov

BACKGROUND:

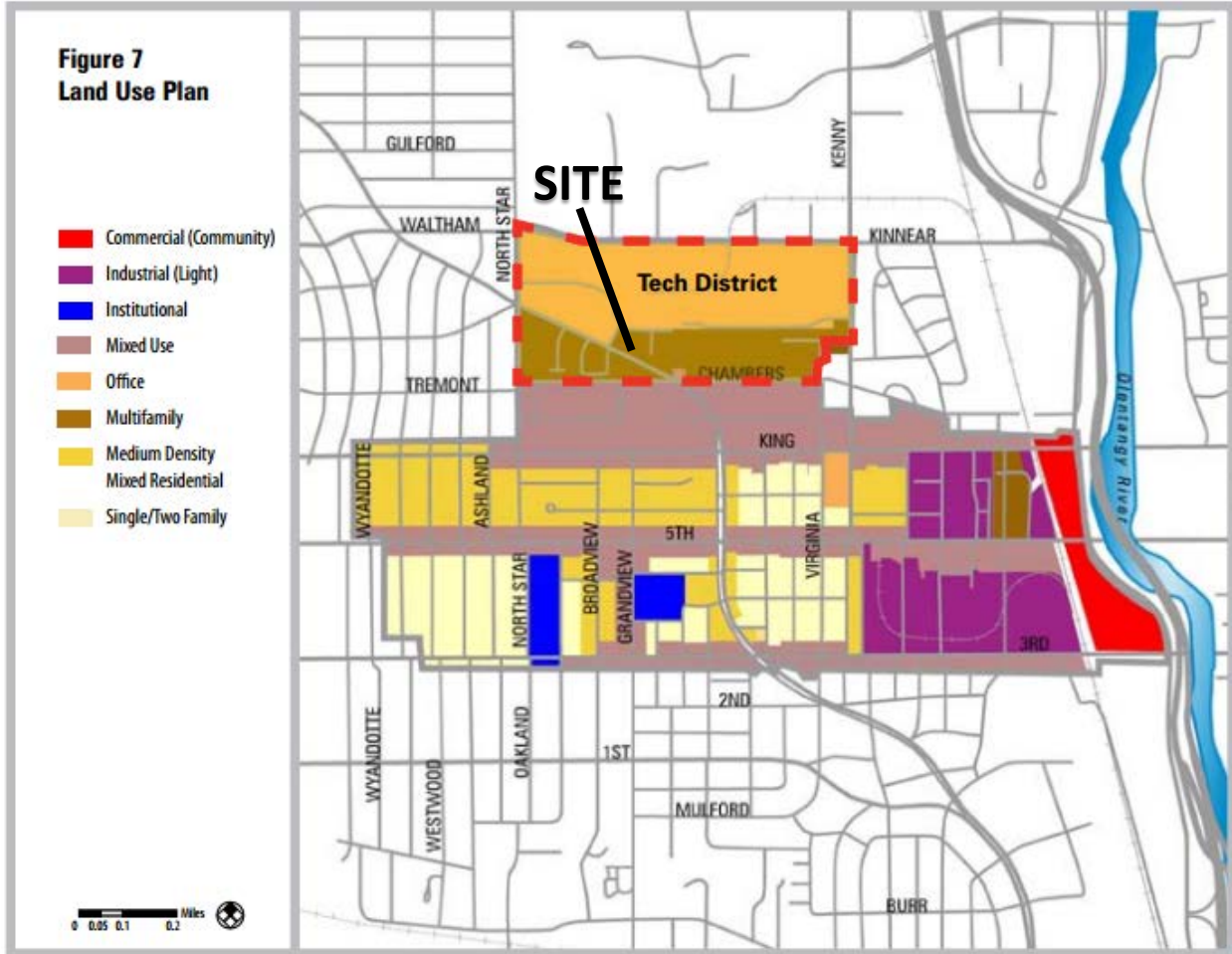
- The site consists of a parcel developed with a four-unit dwelling circa 1940 and annexed into the City of Columbus in 1976 as R, Rural District. The applicant proposes to rezone the parcel to R-4, Residential District, with the addition of a companion Council variance (CV15-075) to conform the parcel and structure.
- The site is surrounded by similar multi-unit residential structures to the east and west zoned R, Rural, apartments to the north zoned AR1, and commercial offices along with apartments to the south zoned R, Rural.
- Companion CV15-075 has been filed to vary lot size, setbacks, and parking requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning area of the 5th by *Northwest Area Plan* (2009), which recommends “Multi-Family” uses.
- The site is located within the boundaries of the 5th by Northwest Area Commission, whose recommendation is for approval.
- The *Columbus Thoroughfare Plan* identifies Northwest Boulevard as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested R-4, Residential District will conform an existing four-unit dwelling that is compatible with neighboring residential and commercial development along the Northwest Boulevard corridor. The proposal is also consistent with the land use recommendations of the *Northwest Area Plan* (2009).



Z15-055
1764 Northwest Boulevard
Approximately .15 acres
R to R-4



Z15-061
5858 Sawmill Road
Approximately 10.76 acres
CPD to CPD



Z15-055
1764 Northwest Boulevard
Approximately .15 acres
R to R-4



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z15-055 & CV15-075

Address 1764 NORTHWEST BOULEVARD

Group Name

Meeting Date

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

- Recommendation
Approval
Disapproval

NOTES:

Approved as presented.

Vote 6-0

Signature of Authorized Representative R Bruce Maffett

Recommending Group Title 5th x NW Area Commission

Daytime Phone Number 614 256-1944

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer

Rev 12/15 slp



Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # 215-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David T. Voelker
of (COMPLETE ADDRESS) 1620 W. First Avenue, Columbus, OH 43212

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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Turtle Bay LLC 1926 Suffolk Rd Columbus, OH 43221 Kenneth A. Mollica 614-679-6225	2. Kenneth A. Mollica 1926 Suffolk Rd Columbus, OH 43221 614-679-6225
3. Robin Phillips Mollica 1926 Suffolk Rd Columbus, OH 43221 614-679-6225	4.

SIGNATURE OF AFFIANT *David T. Voelker*

Sworn to before me and signed in my presence this 30th day of October, in the year 2015

Dirken T. Voelker
SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____
Notary Seal Here



DIRKEN T. VOELKER
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
LIFETIME COMMISSION

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

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