

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 10, 2021**

- 3. APPLICATION: Z20-116**
- Location:** **1275 MICHIGAN AVE. (43201)**, being 0.14± acres located on the west side of Michigan Avenue, 130± feet south of West 5th Avenue (010-033095; Harrison West Society).
- Existing Zoning:** L-P-1, Limited Parking District.
- Request:** R-2F, Residential District (H-35).
- Proposed Use:** Single-unit and two-unit dwelling development.
- Applicant(s):** Lykens Companies; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor, Columbus, OH 43215.
- Property Owner(s):** McGee-Michigan Avenue, LLC; c/o Kevin Lykens; 1020 Dennison Avenue; Columbus, OH 43201.
- Planner:** Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

BACKGROUND:

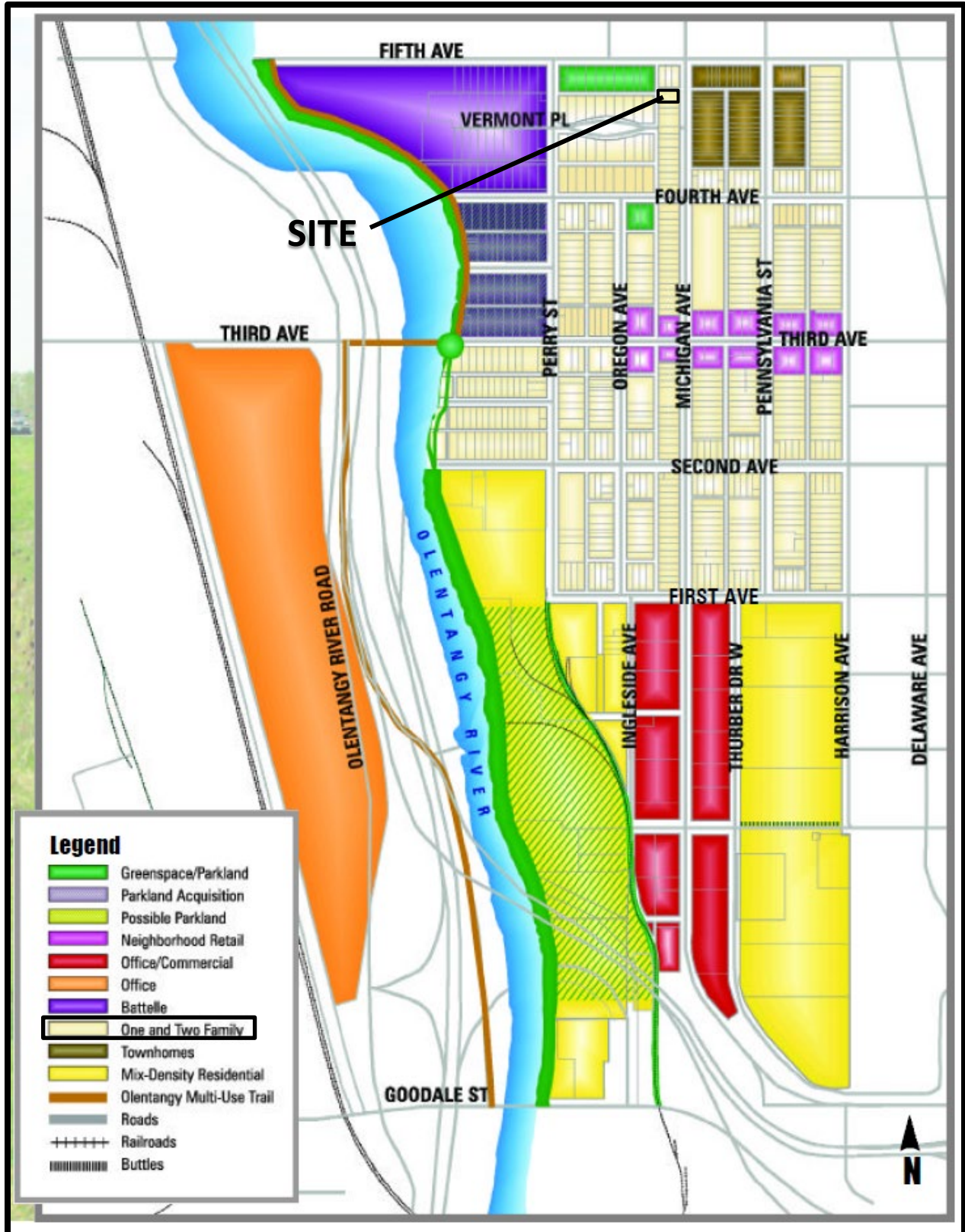
- The site consists of one parcel developed with a parking lot in the L-P-1, Limited Parking District, which previously served a former off-site eating and drinking establishment located on Parcel #010-001776. The requested R-2F, Residential District will permit single-unit and two-unit residential development.
- To the north and south of the site are single-unit dwellings in the R-2F, Residential District. To the east is a townhouse development in the ARLD, Apartment Residential District. West of the site is a four-unit dwelling in the R-4, Residential District, and single-unit dwellings in the P-1, Private Parking District.
- The site is within the boundaries of the *Harrison West Plan* (2005), which recommends single- and two- unit residential land uses at this location. Additionally, the Plan includes early adoption of *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Harrison West Society, whose recommendation is for approval.
- Concurrent CV20-133 has been filed on this site and adjacent Parcel #010-001776 to the north to permit three single-unit dwellings, one two-unit dwelling, and one detached garage on five newly-created lots. The request includes variances to lot width, area district requirements, vision clearance, lot coverage, fronting, building lines, private garage height, side yard, rear yard, a parking space reduction, and to allow a garage as a primary use on one of the proposed parcels. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested R-2F, Residential District will permit single-unit and two-unit residential development. The proposed use and density are compatible with the recommendations of the *Harrison West Plan*, and are consistent with surrounding development and zoning pattern of the area. This rezoning request does not represent an introduction of an incompatible use to the surrounding neighborhood.



Z20-116
1275 Michigan Ave.
Approximately 0.14 acres
L-P-1 to R-2F



Z20-116
1275 Michigan Ave.
Approximately 0.14 acres
L-P-1 to R-2F



Z20-116
1275 Michigan Ave.
Approximately 0.14 acres
L-P-1 to R-2F

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

Case Number: Z20-116

Address: 1275 MICHIGAN AVE

Group Name: HARRISON WEST SOCIETY

Meeting Date: 5/19/21

Specify Case Type:

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

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

NOTES:

The Society appreciates the applicant's willingness to receive and adjust to feedback, and we believe the final product is appropriate for the character of the area.

Vote: 11-0

Signature of Authorized Representative:  Digitally signed by David Carey
DN: cn=David Carey, o, ou, email=david.j.carey@gmail.com, c=US
Date: 2021.05.19 20:02:13 -04'00'

SIGNATURE

Planning Chair

RECOMMENDING GROUP TITLE

(646)957-4765

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: 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 #: Z20-116

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) Donald Plank, Plank Law Firm
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, 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)

<p>1. Lykens Cos.; 1086 N. 4th Street, Ste 109, Cols, OH 43201; # Cols based emps: 15 Contact: Kevin Lykens, (614) 565-4209</p>	<p>2. McGee-Michigan Ave, LLC; 1086 N. 4th Street, Ste 109, Cols, OH 43201; # Cols based emps: Zero (0) Contact: Kevin Lykens, (614) 565-4209</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 15th day of June, in the year 2021

[Signature] SIGNATURE OF NOTARY PUBLIC New My Commission Expires Notary Seal Here



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC-STATE OF OHIO
My Commission has no expiration date
Sec 147.03 B.C.
Disclosure Statement expires six (6) months after date of notarization.