

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 13, 2017**

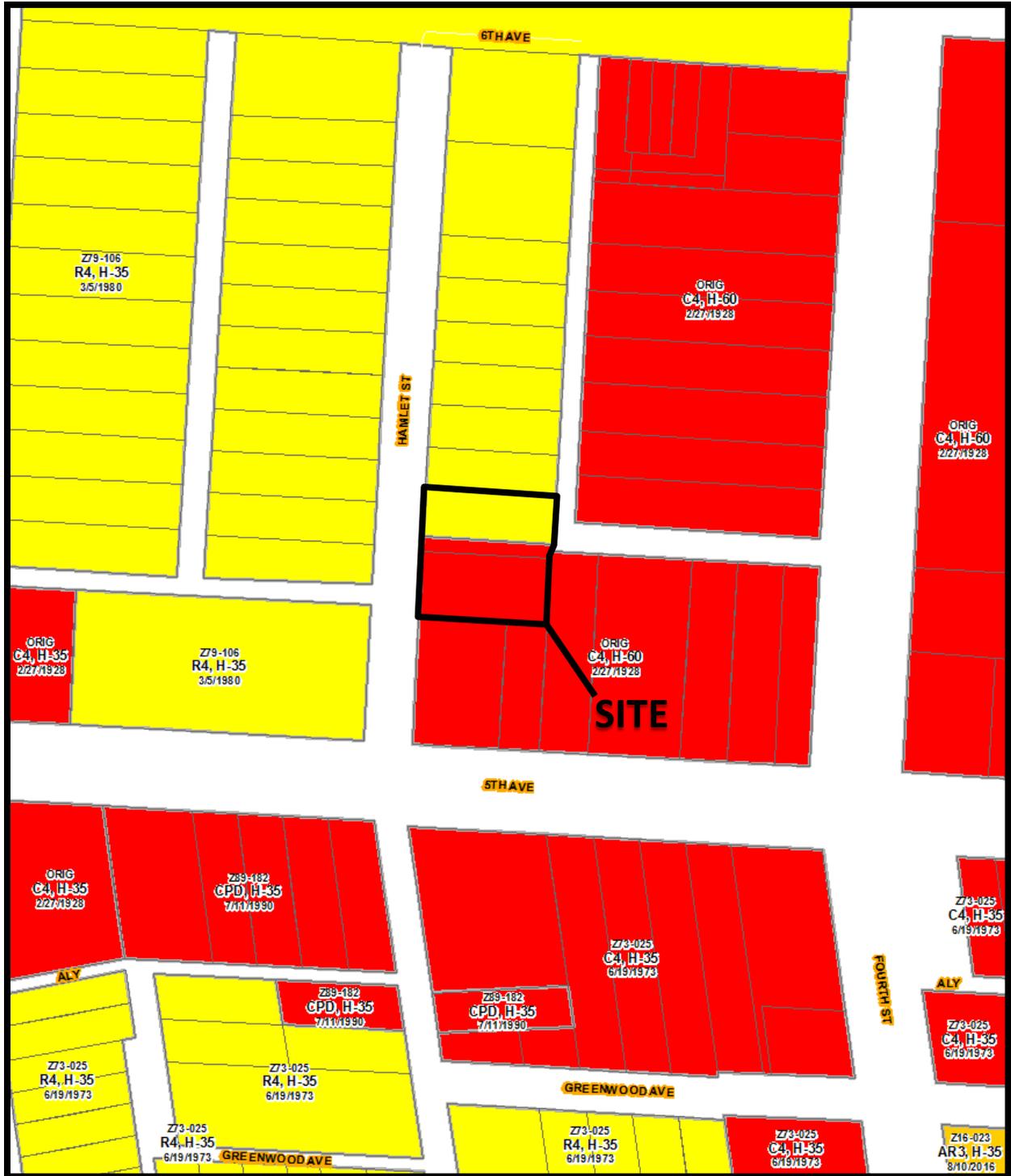
- 3. APPLICATION: Z17-013**
- Location:** **1200 HAMLET STREET (43201)**, being 0.21± acres located on the east side of Hamlet Street, 95± feet north of East Fifth Avenue (010-008417, 010-290502, and 010-037308; University Area Commission).
- Existing Zoning:** R-4, Residential and C-4, Commercial Districts.
- Request:** R-3, Residential District.
- Proposed Use:** Single-unit residential development.
- Applicant(s):** Connie J. Klema, Atty.; PO Box 991; Pataskala, OH 43062.
- Property Owner(s):** Urban Restorations LLC; 815 North High Street; Columbus, OH 43215.
- Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

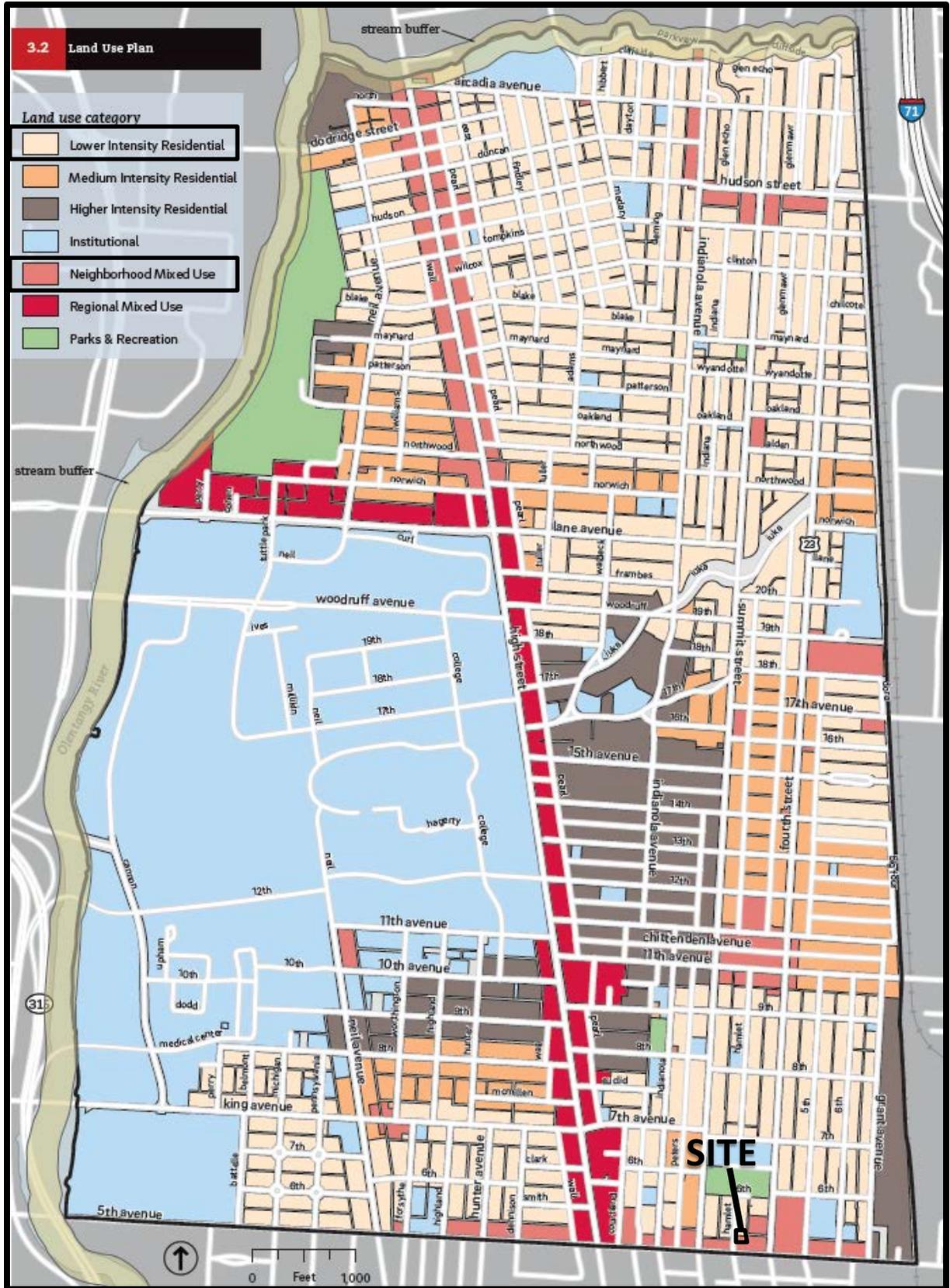
- The 0.21± acre site consists of three undeveloped parcels in the R-4, Residential District and C-4, Commercial District. The applicant proposes the R-3, Residential District for all the parcels to allow four uniform lots to be created with a single-unit dwelling on each.
- The site is bordered to the north and west by single-unit dwellings in the R-4, Residential District. To the south and east are commercial businesses along the Fifth Avenue and Fourth Street corridors in the C-4, Commercial District.
- Concurrent Council variance CV17-031 includes variances for driveway, maneuvering, lot width, lot area, building lines, and minimum side yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is subject to the University Planning Overlay and is within the planning area of *University District Plan* (2015), which recommends “Neighborhood Mixed Use & Lower Intensity Residential” at this location.
- The site is located within the boundaries of the University Area Commission, whose recommendation was not available at the time this report was finalized.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested R-3, Residential District would allow for four uniform lots to be created with a single-unit dwelling on each. Staff is supportive of the proposed use as it is compatible with adjacent residential and commercial uses and consistent the *University District Plan’s* recommendation for “Neighborhood Mixed Use & Lower Intensity Residential” development at this location.



Z17-013
1200 Hamlet Street
Approximately 0.21 acres
R-4 & C-4 to C-4



Z17-013
1200 Hamlet Street
Approximately 0.21 acres
R-4 & C-4 to C-4



Z17-013
1200 Hamlet Street
Approximately 0.21 acres
R-4 & C-4 to C-4



City of Columbus
Mayor Andrew J. Ginther

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University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

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TO: Michael Maret
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2749
mjmaret@columbus.gov

RE: 1200 Hamlet Street
CV17-031
Z17-013

July 19, 2016

Dear Shannon:

This letter is to inform you that on July 19, 2017 the University Area Commission voted to *approve* the request for council variance and a rezoning for the property located at 1200 Hamlet Street. The variances requested are as follows:

1. Sect. 3312.13 – Driveway: to permit a driveway to extend to 6 parking spaces that have no direct access to a street right-of-way located on Lots "B", "C" & "D" & to be recorded as shared access easement.
2. Sect. 3312.25 – Maneuvering: to permit the access & maneuvering area for the parking spaces located on Lots "C" & "D" to occur on & be share by both Lots "C" & "D".
3. Sect. 3332.05(A)(4): Area District Lot Width Requirements: to permit the widths of Lots "A", "B", "C" & "D" to be less than 50 ft. wide and to be 24 ft.
4. Sect. 3332.15 – R4 Area District Requirements: to permit one single family dwelling to be situated on each Lot "A", "B", "C", & "D" & to have less than 5000 sf each & to be 2298.70 sf. for each.
5. Sect. 3332.21(F) Building Lines: To permit the building lines on Lots "C" & "D" to be less than 10 ft. & to be 7 ft. 8 in. & to permit the building lines on Lots "A" & "B" to be less than 10 ft. and to be 9 ft. 8 in.
6. Sect. 3332.26€ - Min. Side Yard: to permit the min. distance of a detached garage from the interior side of the lot line to be less than 3 ft. and to be 1 ft. on Lot "D".

Craig Bouska*
Mario Cespedes
Omar Elhagmusa
Pasquale Grado*
Abby Kravitz
Rory Krupp*
Michael Sharvin
Lauren Squires
Deb Supelak
Steve Volkmann
Alex Wesaw
Tom Wildman*

*Denotes Zoning
Committee member

The Commission approved of the rezoning from an R4/C4 to and R3 as more appropriate for this new residential development. Promoting more single family owner-occupied housing is in keeping with the University District Plan. And, the 4 housing units being proposed reflect the 'porch character' of the residential neighborhoods in Weinland Park. Overall, the University Area Commission was very supportive of these variance requests and encouraged the applicant to keep in touch with the Weinland Park Housing Committee as the project progresses.

The vote to approve the above variance request was unanimous: **For – 12; Against – 0; Abstentions – 0.**

Respectfully Submitted,
Susan LM Keeny
Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.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 # 217-013

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Connie J. KLEMA ATTORNEY
of (COMPLETE ADDRESS) P.O. Box 991 PATASKALA OH 43062

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

Table with 2 columns and 2 rows. Row 1, Column 1: 1. URBAN RESTORATIONS LLC, 815 N. HIGH ST. STER., COIS OH 43215, # 3 Columbus based employees, Julio VALENZUELA 614 580 5272. Row 1, Column 2: 2. (Empty). Row 2, Column 1: 3. (Empty). Row 2, Column 2: 4. (Empty).

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Connie J. Klem

Subscribed to me in my presence and before me this 24th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC Nicole L Mayabb

My Commission Expires: 9-28-2020



This Project Disclosure Statement expires six months after date of notarization.
NICOLE L. MAYABB
Notary Public, State of Ohio
My Commission Expires
September 28, 2020

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 all checks payable to the Columbus City Treasurer