

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 13, 2023**

- 2. APPLICATION:** **Z23-001**  
**Location:** **601 FREBIS AVE. (43207)**, being 0.28± acres located at the southeast corner of Frebis Avenue and South 17th Street (010-033190, 010-033191, and 010-033192; Columbus South Side Area Commission).  
**Existing Zoning:** C-4, Commercial and P-1, Parking Districts.  
**Request:** R-4, Residential District (H-35).  
**Proposed Use:** Single-unit dwelling development.  
**Applicant(s):** CV Real Properties, LLC; c/o Jon Stevenson; 250 West Town Street, Suite 200; Columbus, OH 43215.  
**Property Owner(s):** V2 Investments LLC; 110 Polaris Parkway, Suite 301; Westerville, OH 43082.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

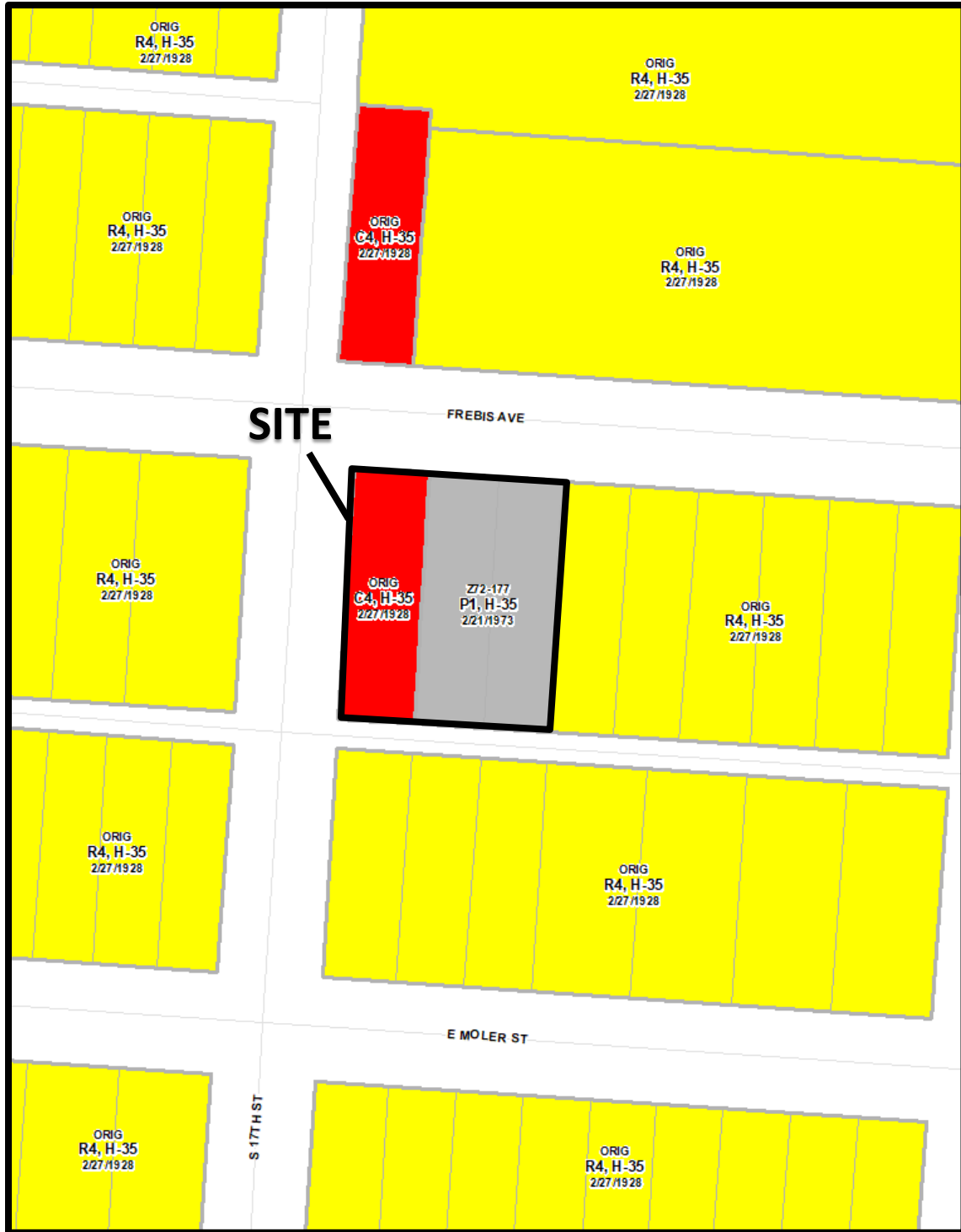
**BACKGROUND:**

- The 0.28± acre site is undeveloped in the C-4, Commercial and P-1, Parking Districts. The requested R-4, Residential District will permit a single-unit dwelling with a detached garage on each of the three lots.
- North of the site is a religious facility in the C-4, Commercial District and R-4, Residential District. To the south and east of the site are single-unit dwellings in the R-4, Residential District. West of the site is a multi-unit residential development in the R-4, Residential District.
- Companion Council Variance CV23-005 has been filed and includes variances to lot width, lot size, and landscaping requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning area of the *South Side Plan* (2014), which recommends “Medium-High Density Residential (6-10 du/ac)” land uses at this location.
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Frebis Avenue as an Urban Community Corridor requiring 80 feet of right-of-way from centerline.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested R-4, Residential District will permit the redevelopment of the site with three single-unit dwellings on three lots. The *South Side Plan* (2014) recommends “Medium-High Density Residential, consistent with the proposed R-4 district and single-unit dwelling development. While the proposed density is lower than what is recommended, Staff notes that

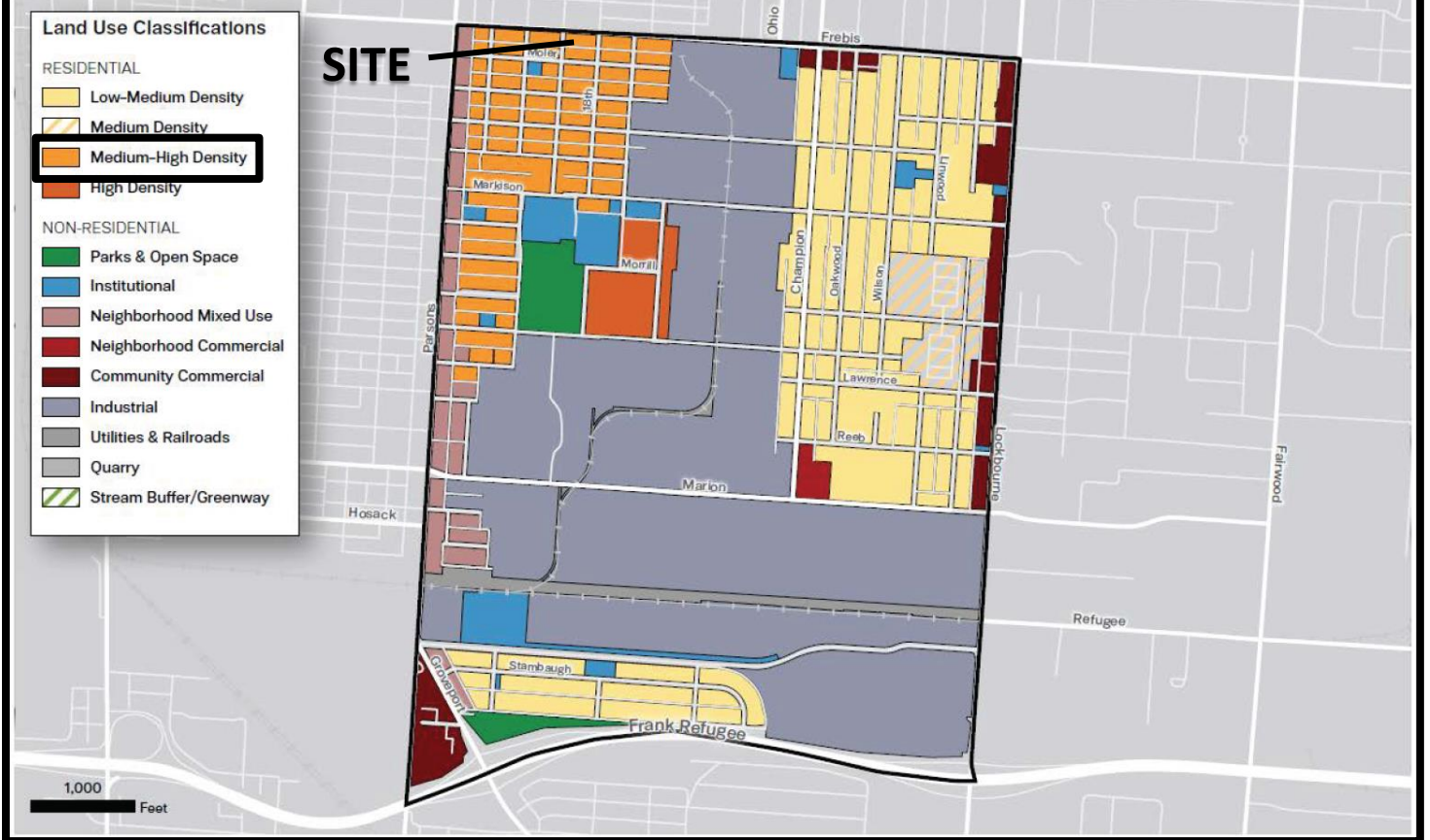
the proposed density is comparable to neighboring single-unit residential developments in the area.



Z23-001  
601 Frebis Ave.  
Approximately 0.28 acres  
C-4, P-1 to R-4

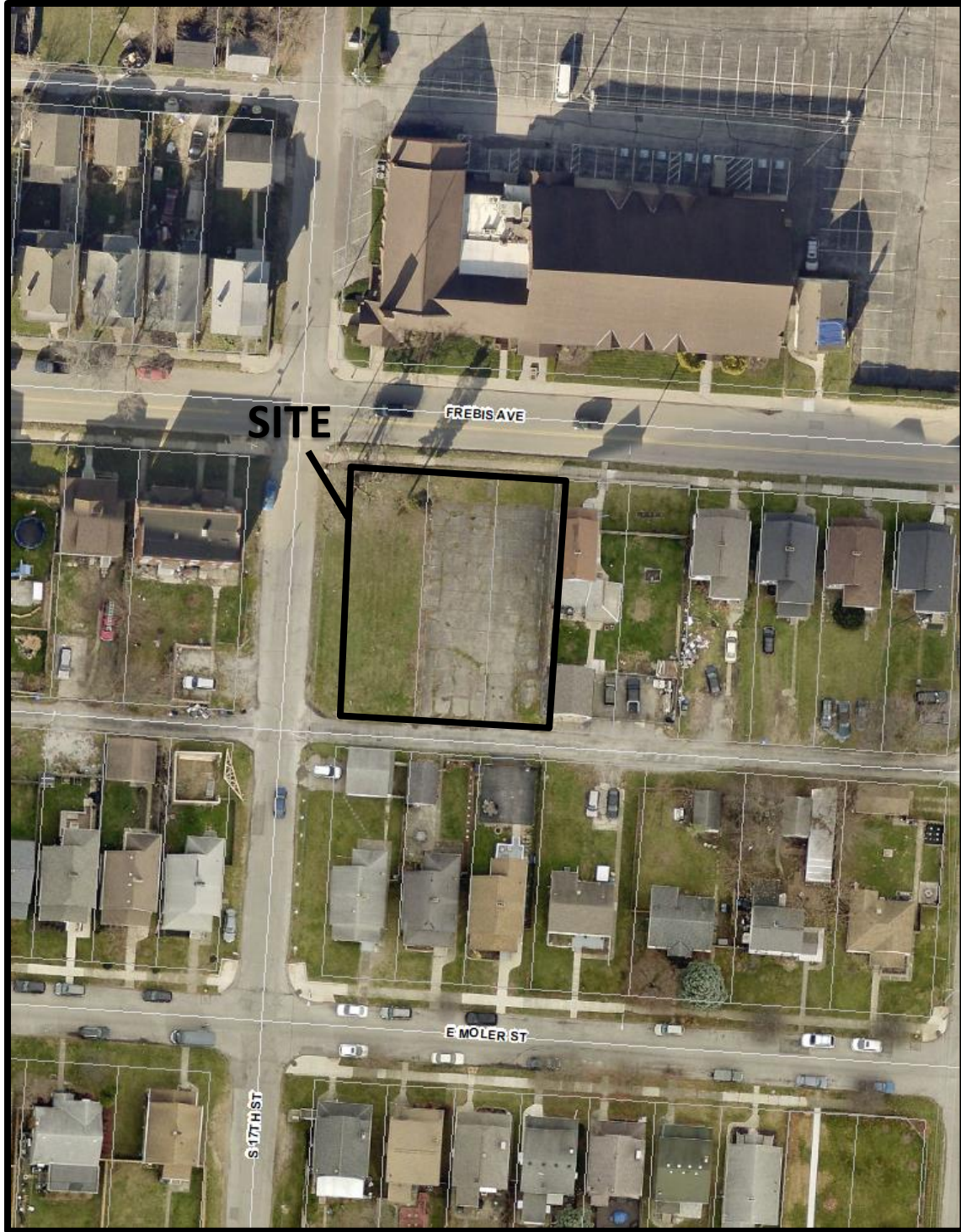
South Side Plan (2014)

FIGURE 11: FUTURE LAND USE PLAN: QUADRANT 3



Z23-001  
601 Frebis Ave.  
Approximately 0.28 acres  
C-4, P-1 to R-4





Z23-001  
601 Frebis Ave.  
Approximately 0.28 acres  
C-4, P-1 to R-4

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

**Case Number** CV23-005 / Z23-001

**Address** 601 FREBIS AVENUE

**Group Name** COLS SOUTH SIDE AREA COMMISSION

**Meeting Date** 03/28/2023

**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** *[Signature]* APPROVED

**Signature of Authorized Representative** *[Signature]*

**Recommending Group Title** CSSAC

**Daytime Phone Number** 585.746.1103

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

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

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: \_\_\_\_\_

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) Jon Stevenson  
of (COMPLETE ADDRESS) 250 E. Town Street, Suite 200, Columbus Ohio  
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. Chris Vince, 110 Polaris Parkway, Suite 301; Westerville, Ohio 3	2. Charlie Vince 110 Polaris Parkway, Suite 301; Westerville, Ohio 3
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 24<sup>th</sup> day of August, in the year 2023

[Signature]  
SIGNATURE OF NOTARY PUBLIC

9-15-2027  
My Commission Expires

Notary Seal Here



**Hannah B. Kittle**  
Notary Public, State of Ohio  
My Commission Expires 9-15-2027

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