

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 13, 2008**

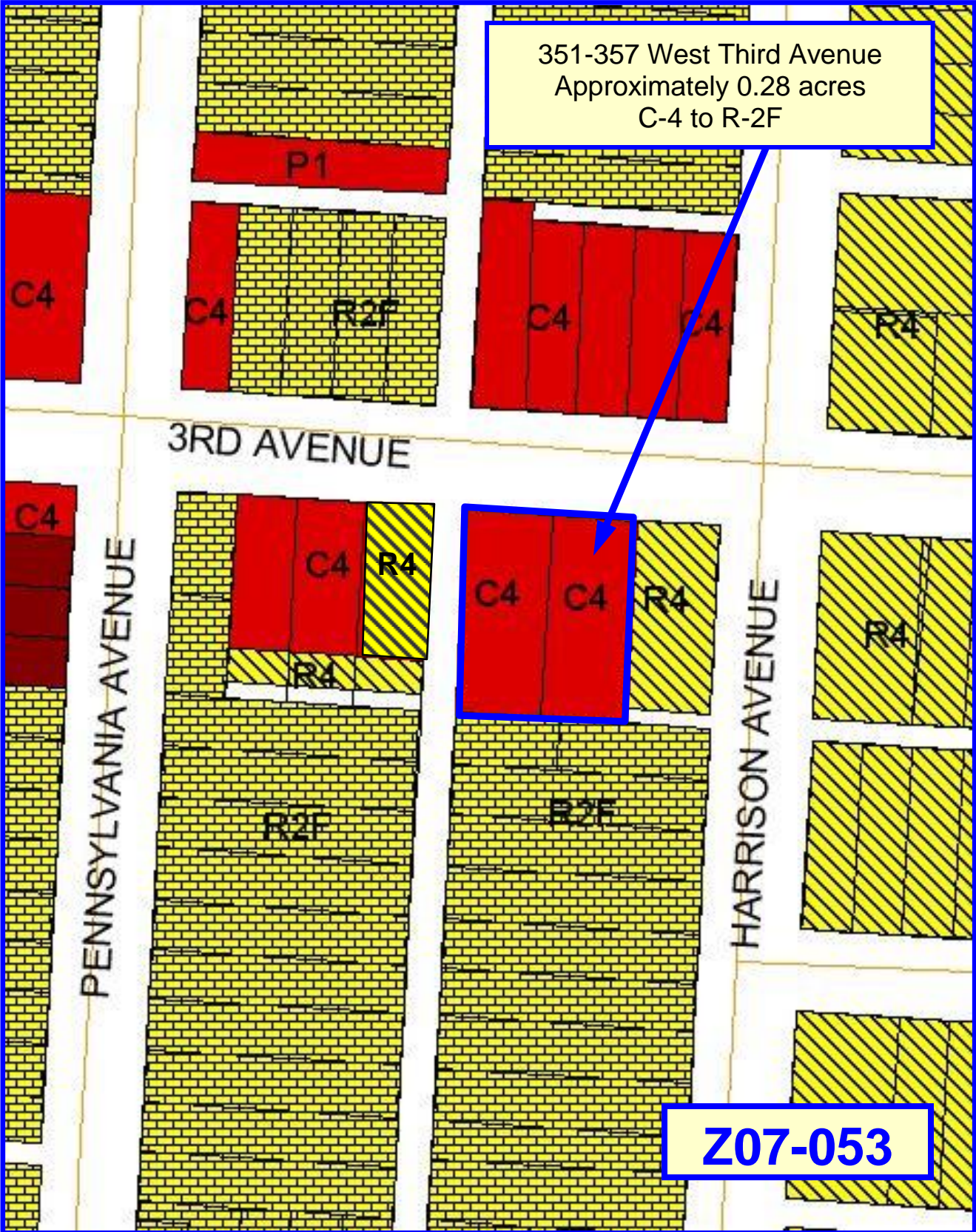
- 5. APPLICATION: Z07-053**
Location: 351-357 WEST THIRD AVENUE (43201), being 0.28± acres located at the south side of West Third Avenue, 65± feet west of Harrison Avenue (010-018069, 010-029483).
Existing Zoning: C-4, Commercial District.
Request: R-2F, Residential District.
Proposed Use: Single and two-family residences.
Applicant(s): Joshua Weir; c/o Jamie Perkins, Agent; 357 West Third Avenue; Columbus, OH 43201.
Property Owner(s): Joshua Weir; 367 West Third Avenue; Columbus, Ohio 43201.
Planner: Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

- The 0.28± acre site is developed with a single-family and two-family dwelling on two lots, zoned in the C-4, Commercial District. The two dwellings are not permitted uses and could not be rebuilt in the C-4 district. The applicant is requesting the R-2F, Residential District to allow the single-family and two-family dwellings as permitted uses.
- To the north of the site is a retail shopping center in the C-4, Commercial District. To the east is a four-unit dwelling in the R-4, Residential District. To the south are single-family dwellings in the R-2F, Residential District. To the west, across the alley, is a two-family dwelling in the R-4, Residential District.
- This rezoning would allow the two dwellings as permitted uses, but does not address development standards. The dwellings may not meet all of the development standards therefore variances from the Board of Zoning Adjustment might be necessary in the future.
- The site is located within the boundaries of *the Harrison West Plan* (2005) which recommends neighborhood retail.
- The Harrison West Society recommended approval of the application.

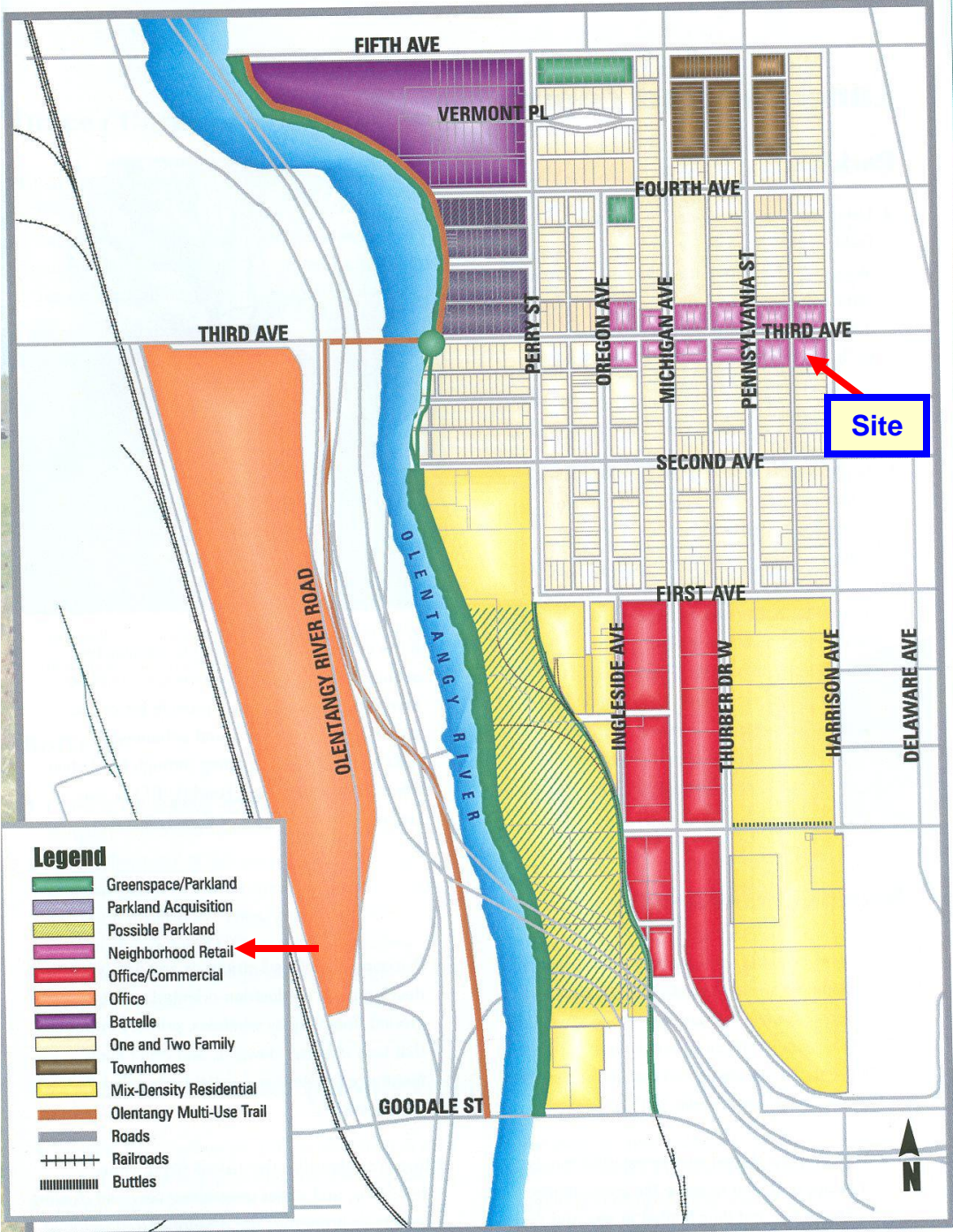
CITY DEPARTMENTS RECOMMENDATION: Approval.

The neighborhood includes a mixture of single-family, two-family, four-family and commercial uses. The applicant is requesting the R-2F, Residential District so that the existing single-family and two-family dwellings will be a permitted use, allowing it to be rebuilt in case of damage and to simplify the mortgage process. This rezoning will not introduce a new or incompatible use into the area.





RECOMMENDATIONS



Z07-053



National Register of Historic Places
P.O. Box 163442 • Columbus • Ohio 43216
www.harrisonwest.org

19 January 2008

Walter Green
Development Department
City of Columbus

Dear Mr Green:

On January 17th, the Harrison West Society reviewed zoning application #Z07-053. This application is a request to rezone 351 - 357 West Third Ave, in the Harrison West neighborhood, from C-4 to R2F. After thorough discussion and review, the Society voted unanimously to support the application for approval. The neighborhood is happy that residents find value in restoring our original housing stock to its intent and splendor. If you have any further questions regarding this matter, please contact Jacob Sukosd from our Planning and Development Committee at: Jake_osu@hotmail.com.

For the Society,

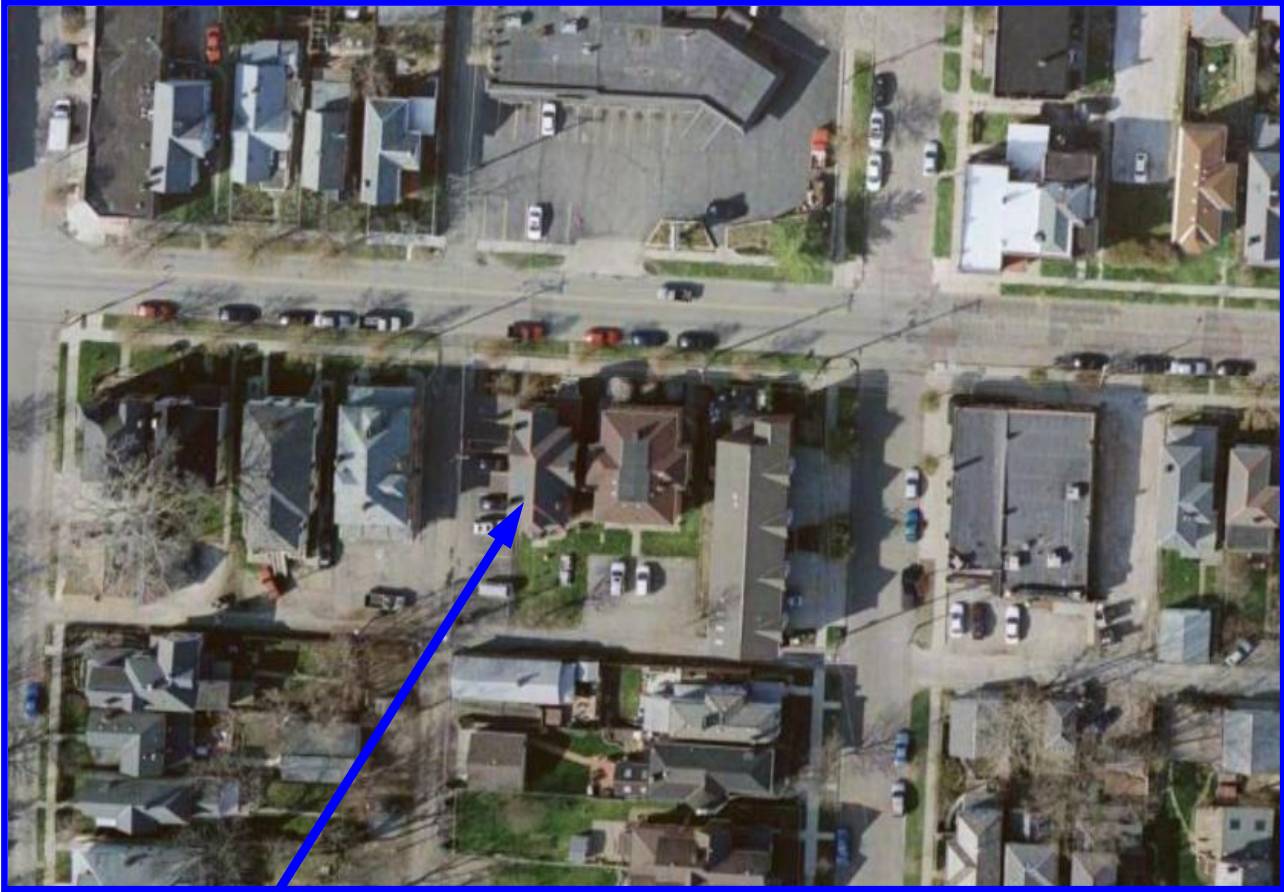
Christopher Ruder,
President

Chris Ruder
President

Mary Funk
Vice President

Jim Slone
Secretary

Scott Robinson
Treasurer



351-357 West Third Avenue
Approximately 0.28 acres
C-4 to R-2F

Z07-053

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # _____

Being first duly cautioned and sworn (NAME) Jamie Perkins
of (COMPLETE ADDRESS) 357 W Third Ave Columbus, OH 43201
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. Joshua Weir/Transformations 367 W Third Ave Columbus, OH 43201 5 employees Joshua Weir/Jamie Perkins 614.291.7799	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jamie Perkins

Subscribed to me in my presence and before me this 2 day of April, in the year 2008

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

Sept 16, 2012

This Project Disclosure Statement expires six months after date of notarization.



Van Mathews
Notary Public, State of Ohio, Secretary of State
My Commission expires September 16, 2012