

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 8, 2021**

- 12. APPLICATION:** **Z21-009**  
**Location:** **590 REYNOLDS AVE. (43201)**, being 0.15± acres located on the north side of Reynolds Avenue, 140± feet west of North Ninth Street (010-001747; Milo-Grogan Area Commission).  
**Existing Zoning:** P-1, Private Parking District.  
**Request:** R-4, Residential District (H-35).  
**Proposed Use:** Single-unit dwelling development.  
**Applicant(s):** Milo Grogan Development LLC; c/o Derrick Haber; 3982 Powell Road, Suite 202; Powell, OH 43065.  
**Property Owner(s):** The Applicant.  
**Planner:** Lisa Russell; 614-645-6975; [lrussell@columbus.gov](mailto:lrussell@columbus.gov)

**BACKGROUND:**

- The site is undeveloped in the P-1, Private Parking District. The requested R-4, Residential District would allow a single-unit dwelling development. The applicant is contemplating a future lot split that would permit the construction of two single-unit dwellings.
- To the north, east, and west of the site are single-unit dwellings in the R-4, Residential District. To the south, across Reynolds Avenue, is a manufacturing facility in the M, Manufacturing Development.
- The site is within the planning boundaries of the *Milo-Grogan Neighborhood Plan (2007)*, which recommends “Single-family Residential” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Milo-Grogan Area Commission, whose recommendation is for approval.

**CITY DEPARTMENTS’ RECOMMENDATION:** \*Conditional approval.

The requested R-4, Residential District will allow a single-unit dwelling development that is compatible with adjacent residential developments. The proposal is also consistent with the land use recommendations of the *Milo-Grogan Neighborhood Plan*.

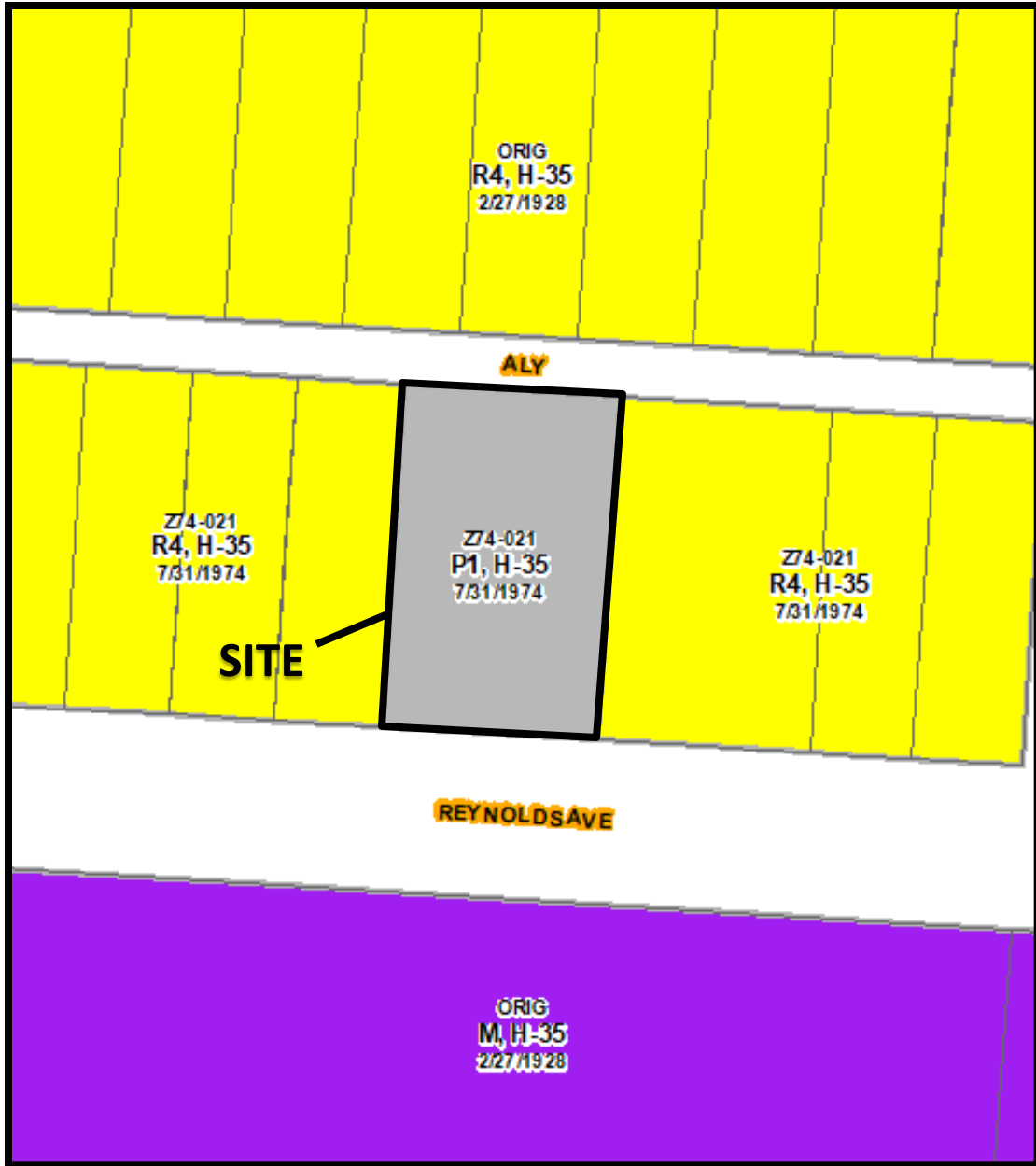
Planning Division staff is in support of the use and density of the site. However, support is conditioned upon review of revised conceptual elevations that are consistent with C2P2 Design Guidelines and site plan revisions as follows:

- More transparency on side elevations.
- More logical placement of windows with relation to downspouts and board seams.
- Placement of garage no further than 5 ft. off the alley to allow for increased back yard.

- Details on 2nd house resulting from lot split.
- Details on the siding material proposed.

Once the revised elevations and site plan comments are resolved, the staff recommendation will be updated to approval. Zoning staff notes that if variances are required for the intended development, the Planning Division comments can be deferred to the review of that application.

\*The Planning Division has reviewed conceptual elevations for the proposed dwelling units, and recommends approval.



Z21-009  
590 Reynolds Ave.  
Approximately 0.15 acres  
P-1 to R-4

Milo-Grogan Neighborhood Plan (2007)



Z21-009  
590 Reynolds Ave.  
Approximately 0.15 acres  
P-1 to R-4



Z21-009  
590 Reynolds Ave.  
Approximately 0.15 acres  
P-1 to R-4



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

**Case Number:** Z21-009

**Address:** 590 REYNOLDS AVE

**Group Name:** MILO-GROGAN AREA COMMISSION

**Meeting Date:** 3/9/2020

**Specify Case Type:**

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

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

**NOTES:**

We had are Milo-Grogan area commission meeting on 3/9/21 at 6:30 pm.  
We have 11 Commissioners that voted on this rezoning.

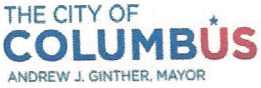
**Vote:** 11 out of 11 commissioners that voted yes

**Signature of Authorized Representative:** Charles Hughes 3/9/21  
SIGNATURE

Milo-Grogan area commission  
RECOMMENDING GROUP TITLE

614-580-0280  
DAYTIME PHONE NUMBER





DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z21-009

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Derrick Haber
of (COMPLETE ADDRESS) 3982 Powell Rd (202), Powell, OH 43065
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 4 columns for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature]

Subscribed to me in my presence and before me this 16th day of February, in the year 2021

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature]
August 2nd, 2025



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

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