

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 11, 2004**

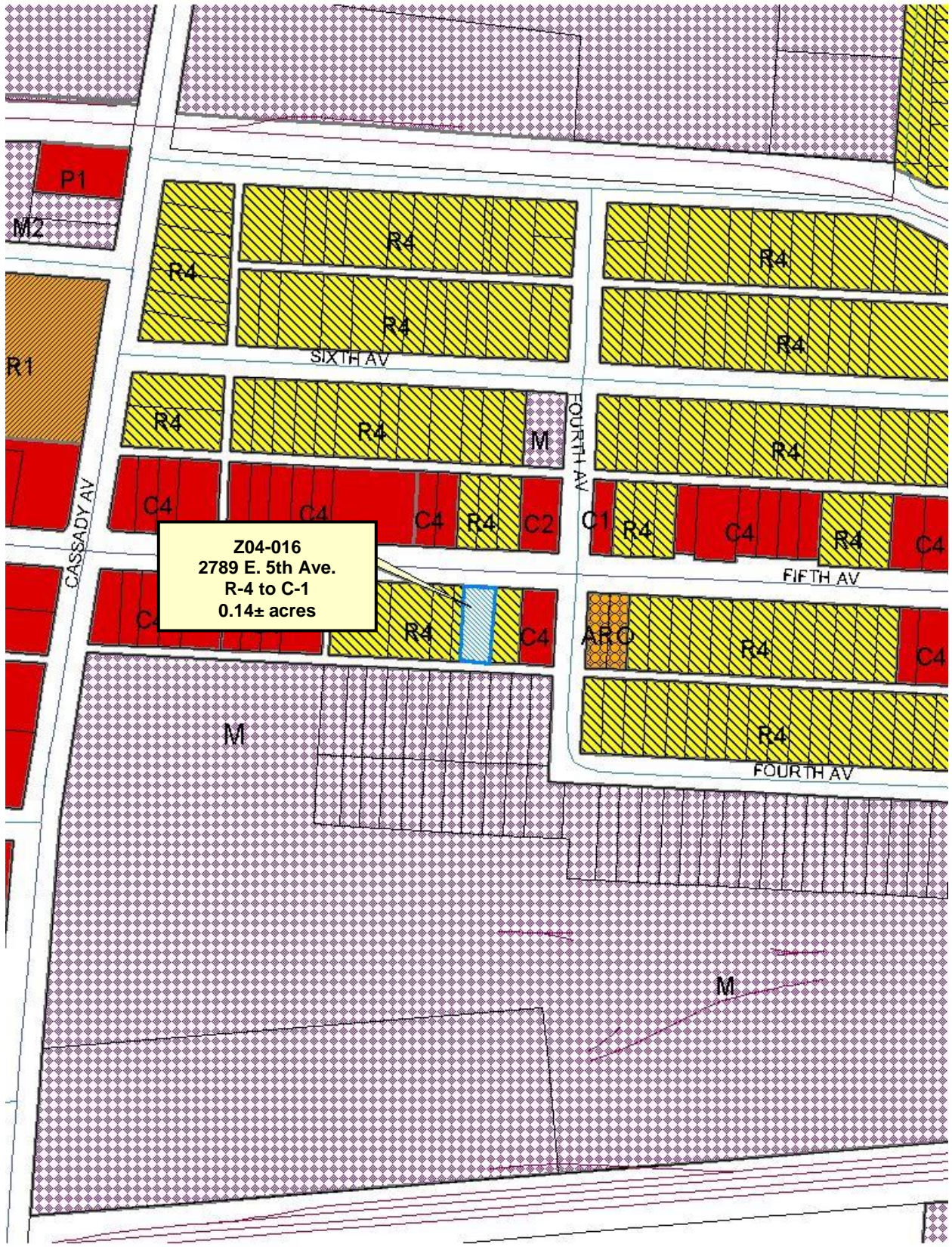
- 6. APPLICATION: Z04-016**
Location: 2789 EAST FIFTH AVENUE (43219), being 0.14± acres located on the south side of East Fifth Avenue, 100± feet west of Morris Avenue (010-027252).
Existing Zoning: R-4, Residential District.
Request: C-1, Commercial District.
Proposed Use: Florist.
Applicant(s): Geraldine Vaughn; c/o Donald Love; 1205 Little John Dr.; Columbus, Ohio 43227.
Property Owner(s): Charles Stolpa; 2791 East 5th Avenue; Columbus, Ohio 43219.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

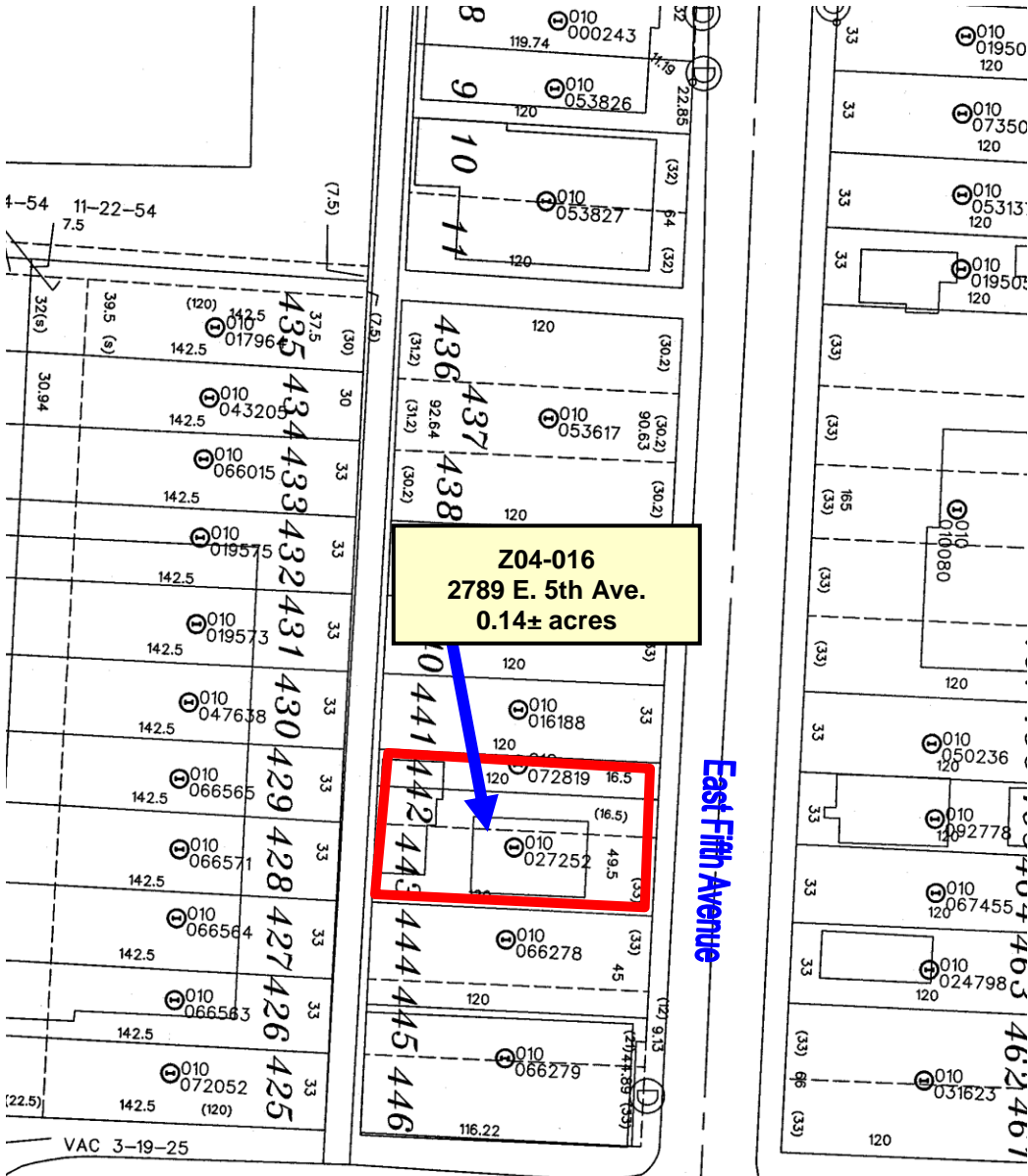
BACKGROUND:

- o The 0.14± acre site developed with a two-family dwelling and is zoned in the R-4, Residential District. The applicant requests the C-1, Commercial District to develop a florist business. The applicant was requesting a Council variance (CV03-042) to use half of a duplex as a florist shop in the R-4, Residential District at the November Staff Review. The applicants are now requesting the C-1, Commercial District to operate a florist shop with residences on the second floor.
- o To the north of the site is a single-family dwelling zoned in the R-4, District. To the south is a manufacturing facility zoned in the M, Manufacturing District. Immediately to the east and west of the site are vacant lots zoned in the R-4, Residential District. This section of East Fifth Avenue is predominately developed with commercial and multi-family uses.
- o Staff supports commercial zoning for this site however a commercial use may require a parking variance which would have to be sought and granted by the Board of Zoning Adjustment. Staff may not support such a variance.
- o The *Columbus Thoroughfare Plan* identifies East Fifth Avenue as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

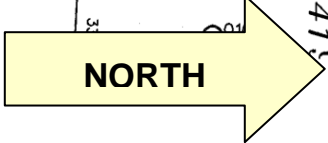
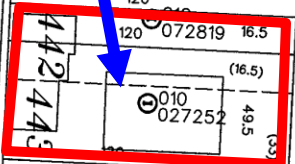
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested C-1, Commercial District to permit a florist business is consistent with the land use and zoning patterns of the area. A commercial use may require a parking variance which would have to be sought and granted by the Board of Zoning Adjustment. Staff may not support such a variance.





Z04-016
2789 E. 5th Ave.
0.14± acres



Z04-016