

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

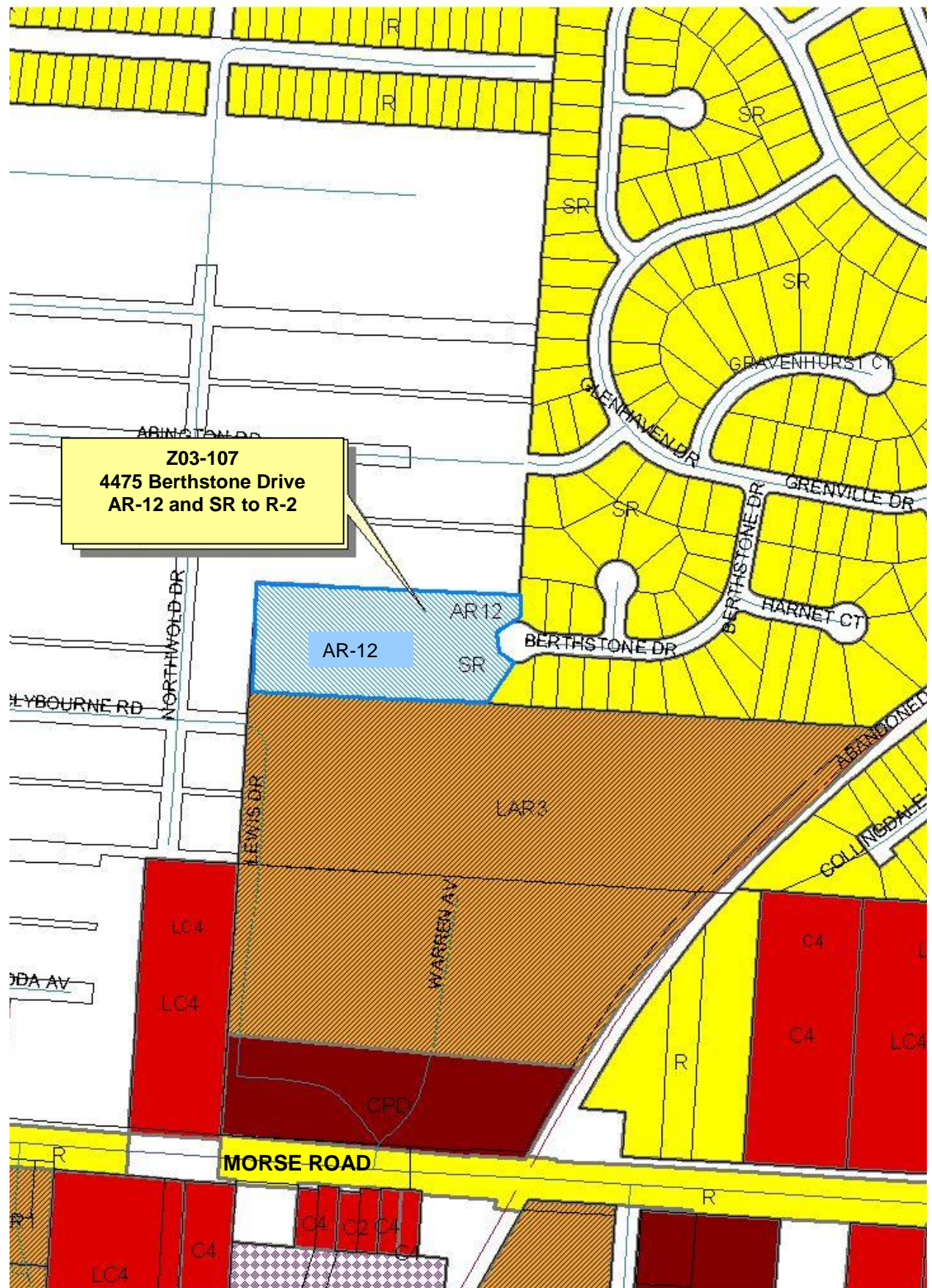
- 8. APPLICATION: Z03-107**
Location: **4475 BERTHSTONE DRIVE (43231)**, being 3.5± acres located at the terminus of Berthstone Drive 280 feet west of Berthstone Court (600-223344).
Existing Zoning: AR-12, Apartment Residential and SR, Suburban Residential Districts.
Request: R-2, Residential District.
Proposed Use: Single-family subdivision.
Applicant(s): Homewood Corp. c/o Shawn Lanning; Watcon; 7854 Astra Circle; Reynoldsburg, Ohio 43068.
Property Owner(s): The Applicant.
Planner: John Turner, 645-2485; jmturner@columbus.gov

BACKGROUND:

- The 3.5 acres site is undeveloped and zoned in the AR-12, Apartment Residential and SR, Suburban Residential Districts. The SR portion consists of two platted lots located at the end of the Berthstone Court Cul-de-sac and will provide an access point into the site. The existing AR-12 designation was established in 1990 as a part of a larger 122 acre zoning that included the SR subdivision to the east. The applicant requests the R-2, Residential District to replat the site for a single-family subdivision.
- A single family subdivision is located to the east of the site, zoned in the SR, Suburban Residential District. To the north and west are single-family dwellings within Blendon Township. A multi-family development zoned in the L-AR-3, Limited Apartment Residential District lies to the south.
- The site is within the boundaries of *Northland Plan: Volume I*, which does not make a specific land-use recommendation.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

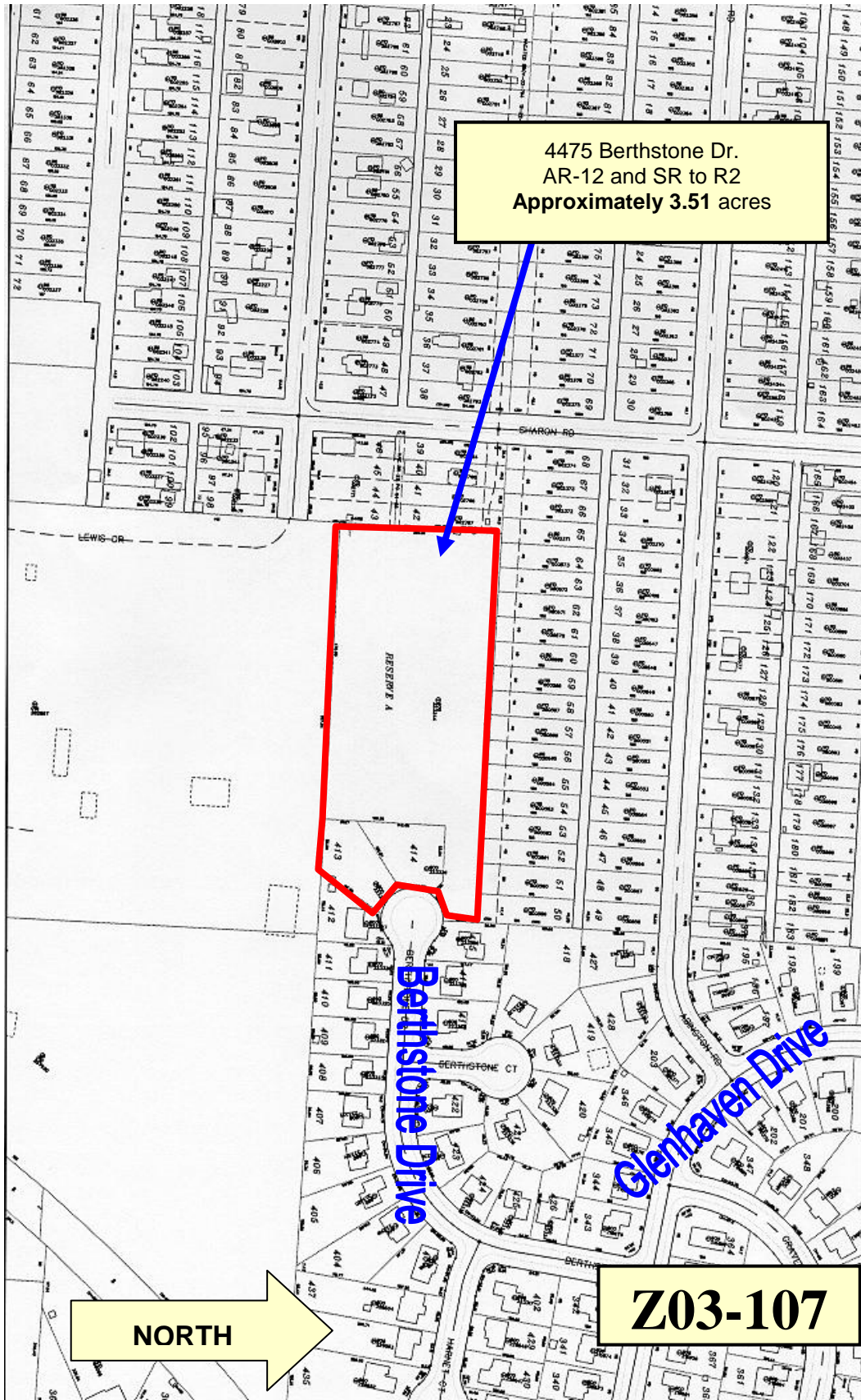
The applicant requests the R-2, Residential District to develop a single-family subdivision. The requested land use is consistent with the surrounding single-family uses.



4475 Berthstone Dr.
AR-12 and SR to R2
Approximately 3.51 acres

NORTH

Z03-107





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 # 203-107

Being first duly cautioned and sworn (NAME) Homewood Corp. c/o John C. Hanks

of (COMPLETE ADDRESS) 750 Northlawn Drive, Columbus, OH 43214

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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Homewood Corp.

750 Northlawn Drive, Columbus, OH 43214

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 1st day of December, in the year 2003

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

6-19-06

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

Notary Seal Here



Keli Breckenridge
Notary Public, State of Ohio
My Commission Expires 6-19-06