

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 11, 2003**

4. **APPLICATION:** **Z03-055**
 Location: **345 WEST EIGHTH AVENUE (43201)**, being .228± acres located on the south side of West Eighth Avenue, 71± feet east of Michigan Avenue (University Area Commission).

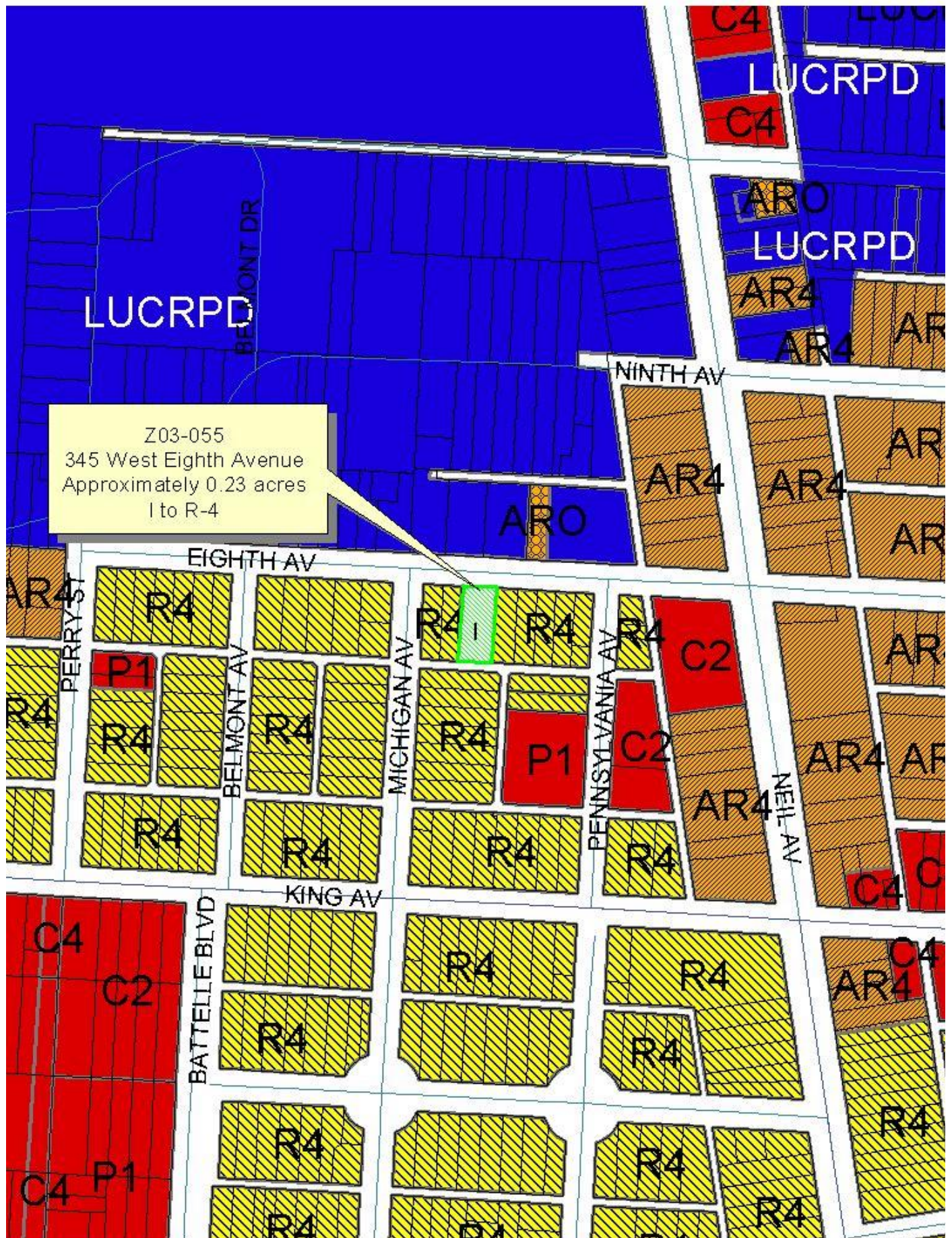
 Existing Zoning: I, Institutional District.
 Request: R-4, Residential District.
 Proposed Use: Multi-family residential use.
 Applicant(s): Buckeye Real Estate; c/o Donald Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
 Property Owner(s): RFJ Holdings, Ltd.; c/o Donald Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
 Planner: John Turner, 645-2485; jmturner@columbus.gov

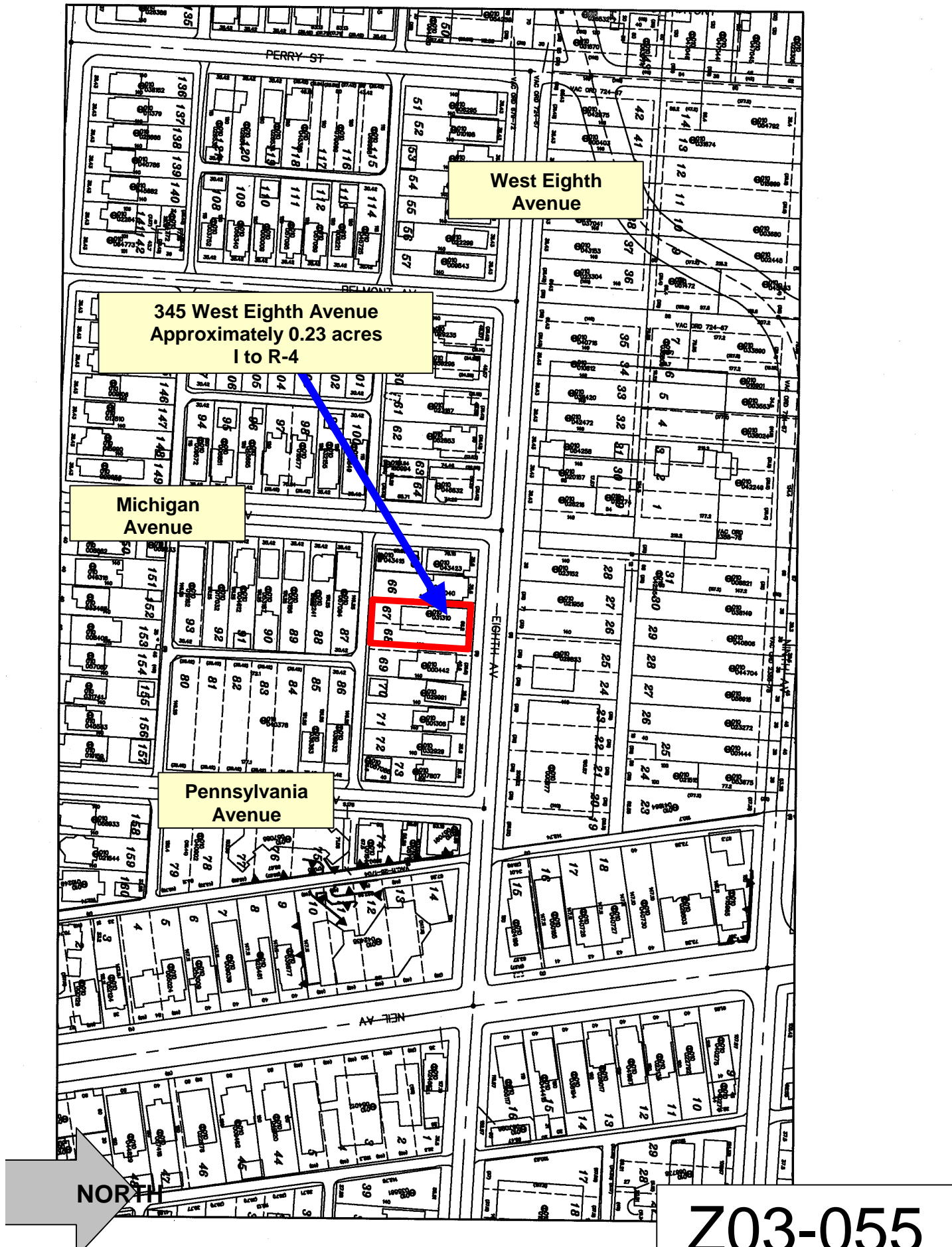
BACKGROUND:

- o The site is currently developed with a house converted into a preschool use, zoned in the I, Institutional District. The applicant requests the R-4, Residential District.
- o The site is located within an area south of the Ohio State University zoned almost exclusively within the R-4, Residential District and developed with single and multi family dwellings. A parking lot and Ohio State University Hospital Campus is located to the north, across 8th Avenue and is zoned UCRPD, University Campus Research Park District.
- o The site is located within the University Area Commission, whose recommendation is for approval. The site is also located within the University Impact District, any increase of habitable floor space greater than 200 square feet or any change of use will require a Certificate of Approval from the University Area Review Board.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The site is located within an area south of the Ohio State University zoned almost exclusively within the R-4, Residential District and developed with single and multi-family dwellings. The applicant requests to rezone a house converted into a preschool use from the I, Institutional District to the R-4, Residential District. The requested district is consistent with the zoning pattern of the area.





ORD2338-2003

From: Roger Deal [rdeal@columbus.rr.com]
Sent: Saturday, October 25, 2003 3:40 PM
To: jmtturner@columbus.gov
Subject: application for change of use, 345 W 8th

This is to affirm that, at its last regularly scheduled meeting, Wednesday, August 20, 2003, the University Area Commission voted to recommend approval of this application.

If any further information is needed, please contact me at this e-mail address or at 291-6096.

Roger Deal, chairman, Zoning Committee

**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 # 203-055

Being first duly cautioned and sworn (NAME) Donald Plank, Esq., Shuler, Plank & Brahm
of (COMPLETE ADDRESS) 145 E. Rich Street, Columbus, OH 43215
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

	RJF Holdings, Ltd. 8216 Kennedy Road, Blacklick, OH 43004
	Buckeye Real Estate c/o Wayne Garland 48 E. 15th Avenue, Columbus, OH 43201
	Ron and June Flynn 8216 Kennedy Road, Blacklick, OH 43004

SIGNATURE OF AFFIANT

Donald Plank

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

SIGNATURE OF NOTARY PUBLIC

Zelma Nichols

My Commission Expires:

8-25-08

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



ZELMA NICHOLS
Notary Public, State of Ohio
My Commission Expires 08-25-08