

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 13, 2024**

- 4. APPLICATION: Z24-013**  
**Location:** **1598-1614 GREENWAY AVE. (43203)**, being 0.41± acres located on the north side of Greenway Avenue, 370± feet east of Taylor Avenue (010050855, 010024796, 010050798, 010023950, and 010042883; Near East Area Commission).  
**Existing Zoning:** R-3, Residential Development.  
**Request:** AR-2, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Dora Loft Apartments, LLC, c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.  
**Property Owner(s):** City of Columbus, Land Bank; c/o John Turner; 845 Parsons Ave, Columbus OH 46206.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**BACKGROUND:**

- The 0.41± site consists of five undeveloped parcels in the R-3, Residential District. The applicant requests the AR-2, Apartment Residential District which will allow multi-unit residential development.
- To the north, east, and west of the site are single-unit dwellings in the R-3, Residential District. To the south of the site, there are a mix of single-unit, two-unit, and multi-unit dwellings in the R-3, Residential District.
- The site is within the planning area of the *Near East Area Plan* (2005), which does not specify a recommended land use at this location.
- The site is located within the boundaries of the Near East Area Commission whose recommendation is for approval.
- Concurrent Council variance CV24-036 has been filed which commits to a site plan demonstrating an 18-unit apartment building and includes variances to reduce building and parking setbacks, reduce the number of required parking spaces, and reduce the side yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.

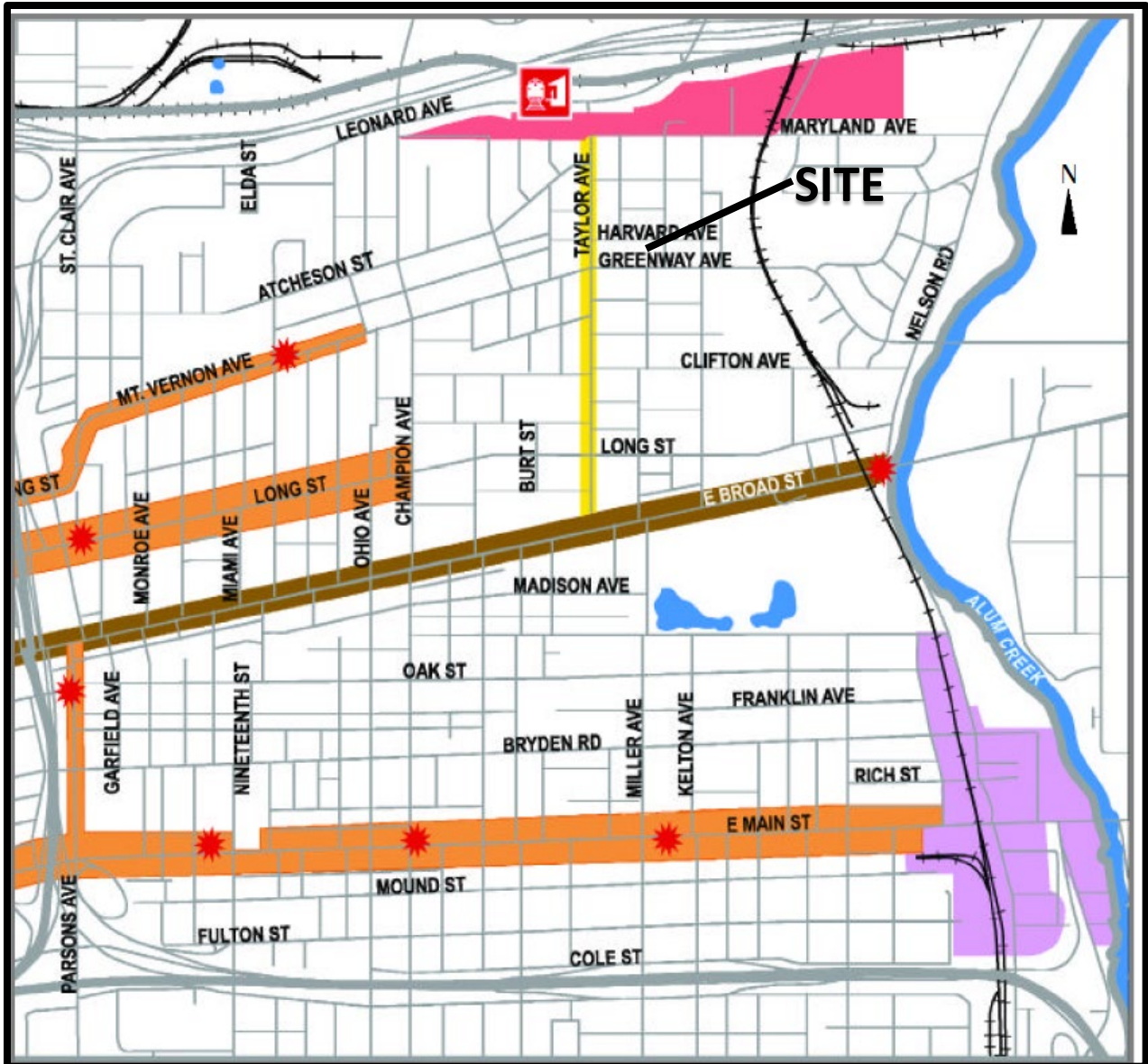
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed AR-2, Apartment Residential District will allow multi-unit residential uses on the site. The *Near East Area Plan* does not recommend any land use at this site. While the *Near East Area Plan* does not include a specific land use for this site, the proposed use is considered to be

compatible with the existing housing types and densities surrounding the site. Additionally, Planning staff finds the conceptual elevations for the proposed apartment building compatible with the Plan's design guidelines and fully support this proposal.



Z24-013  
R-3 to AR2  
1598-1614 Greenway Ave.  
Approximately .41 acres



Z24-013  
R-3 to AR2  
1598-1614 Greenway Ave.  
Approximately 0.41 acres



Z24-013  
R-3 to AR2  
1598-1614 Greenway Ave.  
Approximately 0.41 acres

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

**Case Number** Z24-013 & CV24-036

**Address** 1598 - 1614 GREENWAY AVENUE

**Group Name** NEAR EAST AREA COMMISSION

**Meeting Date** 5/9/2024

**Specify Case Type**

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

**Recommendation**  
(Check only one)

- Approval
- Disapproval

**LIST BASIS FOR RECOMMENDATION:**

**Vote** 8/5/1

**Signature of Authorized Representative** [Signature]

**Recommending Group Title** Chair

**Daytime Phone Number** 614 403 2225

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

