

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 13, 2014**

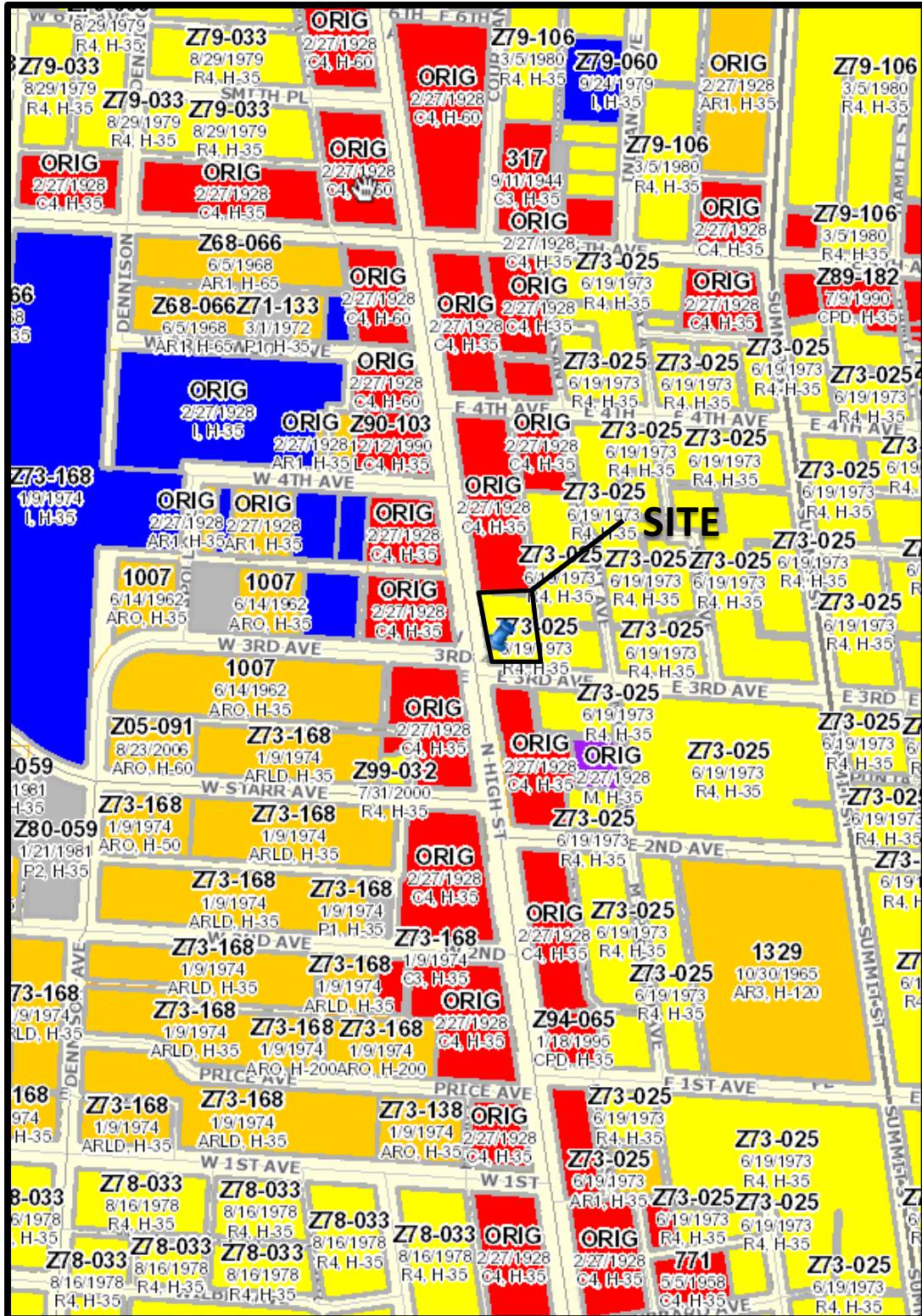
1.     **APPLICATION:**            **Z13-064 (13335-00000-00870)**  
       **Location:**             **1066 N. HIGH STREET (43201)**, being 0.31± acres located at the northeast corner of East Third Avenue and North High Street (010-067027; Italian Village Commission).  
  
       **Existing Zoning:**        R-4, Residential District.  
       **Request:**                C-4, Commercial District.  
       **Proposed Use:**          Office.  
       **Applicant(s):**          Douglas Graff, Atty; 604 E. Rich Street; Columbus, Ohio 43215.  
       **Property Owner(s):**    Directions for Youth & Families Group, Inc.; 1515 Indianola Avenue; Columbus, Ohio 43201.  
  
       **Planner:**                Tori Proehl, 645-2749, [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

**BACKGROUND:**

- The 0.3± acre site is developed with a church and zoned in the R-4, Residential District. The applicant requests the C-4, Commercial District to allow commercial development, and intends to develop the site with office use.
- To the north is a small retail establishment in the C-4, Commercial District. To the northeast is multi-family housing in the R-4, Residential District. To the south is retail, and to the west across High Street is retail and commercial, all in the C-4, Commercial District.
- The site is located within the planning area of the *Italian Village East Plan* (2000), which recommends commercial for this location.
- The site is located within the boundaries of the Italian Village Commission whose recommendation is for approval of the requested C-4 District.
- The *Columbus Thoroughfare Plan* identifies North High Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested C-4, Commercial District will allow commercial development, and the applicant intends to develop the site with office use. Staff supports the intended use of the property, as the request is consistent with the *Italian Village East Plan* (2000) with respect to land use recommendations, and with the zoning and development patterns of the area.

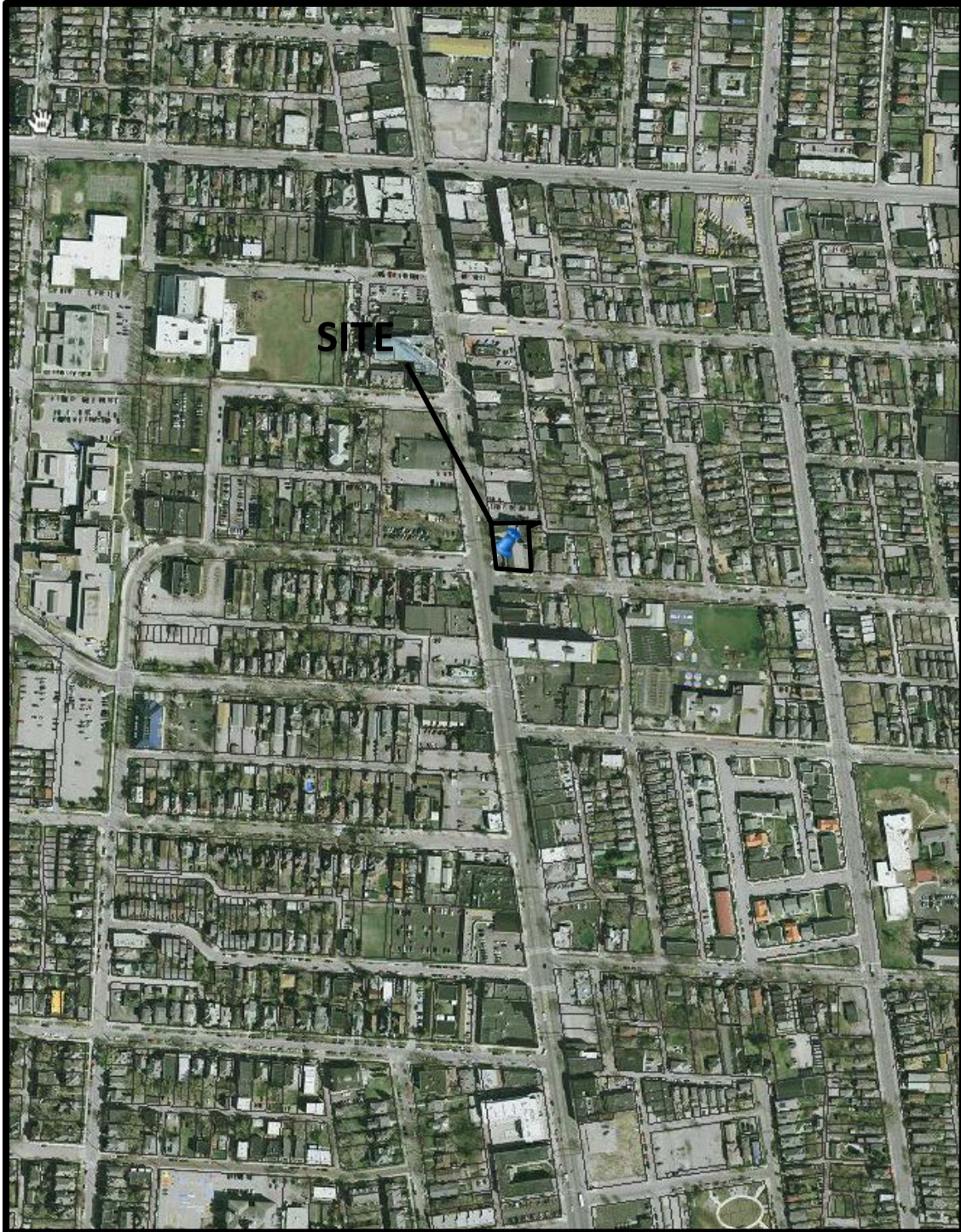


Z13-064

1066 N. High St.

Approximately 0.310 acres

Request: R-4 to C-4



Z13-064  
1066 N. High St.  
Approximately 0.310 acres  
Request: R-4 to C-4

STEVEN R. SCHOENY  
Director

COPY

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF  
DEVELOPMENT

## HISTORIC DISTRICT COMMISSION RECOMMENDATION

### ITALIAN VILLAGE COMMISSION

*This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 1066 North High Street  
**APPLICANT'S NAME:** Douglas Graff (Applicant)  
**APPLICATION NO.:** 14-1-8

Directions for Youth & Families (Owner)  
**COMMISSION HEARING DATE:** 1-21-2014

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

**Variance or Zoning Change Request**

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

### TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of Application 14-1-8, 1066 North High Street, with all clarifications, as noted:

#### Recommendation for Rezoning

- Change in zoning from R-4 Residential District to C-4 Commercial.
- Council Variance 98-048, approved December 1998, currently restricts use of the former church building to social service agencies for offices, education, recreation, assembly, and food and clothing distribution only.
- Use to change from Short Stop Youth Center to professional offices.

MOTION: Cooke/Lapp (5-0-0) RECOMMENDED

### RECOMMENDATION:

RECOMMEND APPROVAL       RECOMMEND DENIAL       NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

*Randy F. Black* *et*

Randy F. Black  
Historic Preservation Officer





# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## 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.

APPLICATION # Z13-064

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Douglas Graff  
of (COMPLETE ADDRESS) 604 E Rich St Columbus Ohio  
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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. <u>Richard Graff</u> <u>10 East 17th Ave</u> <u>Columbus Ohio 43201</u> <u>299 4110</u>	2. <u>Douglas Graff</u> <u>604 E Rich St</u> <u>Columbus Ohio 43215</u> <u>6 614-228 5800</u>
3. <u>Michael Sweeney</u> <u>10 E 17th Ave</u> <u>Columbus Ohio 43201</u> <u>15 299 4110</u>	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 22 day of December in the year 2013

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

N/A

Notary Seal Here



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

Levi J. Tkach, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

**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