

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 10, 2020**

- 13. APPLICATION: Z21-103**
Location: **4591 INDIANOLA AVE. (43214)**, being 0.16± acres located on the west side of Indianola Avenue, 120± feet north of Wetmore Road, (010-085756; Clintonville Area Commission).
Existing Zoning: R-3, Residential District.
Request: C-2, Commercial District. (H-35).
Proposed Use: Office.
Applicant(s): 4591 Indianola Avenue LLC; c/o Curtis H. Knapp, Atty.; 1160 Dublin Road, Suite 500; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 0.16± acre site consists of one parcel developed with a former dwelling converted to a law office in the R-3, Residential District as permitted by CV93-067 allowing this sole use. The proposed C-2, Commercial District will allow all office uses along with several non-office commercial uses. The intended use is an accountant's office.
- North, south and west of the site are single-unit dwellings in the R-3, Residential District. East of the site across Indianola Avenue are several commercial uses including a canine training facility, veterinary hospital, and an auto sales facility, all in the C-4, Commercial District.
- The site is within the planning boundaries of the *Clintonville Area Plan (2009)*, which recommends mixed-use land uses at this location, supporting single- and multi-unit residential, office, and retail uses. The Plan also prioritizes improving the ability to walk to destinations, specifically along the Indianola corridor.
- The site is located within the boundaries of the Clintonville Area Commission, whose recommendation was scheduled for their February 3, 2022 meeting which was postponed to February 10, 2022 due to weather.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Indianola Avenue as a Suburban Community Connector requiring 80 feet of right-of-way.

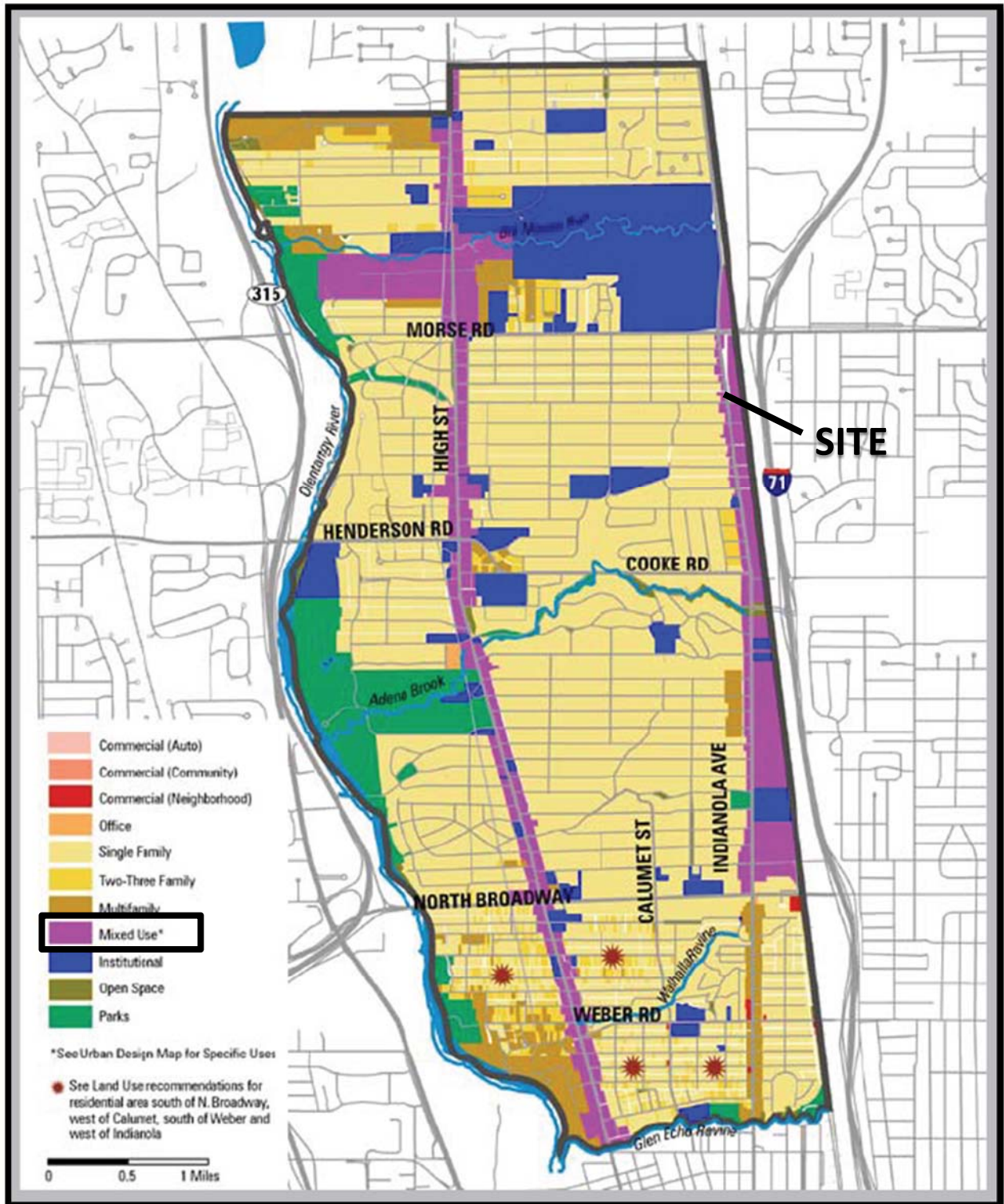
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested C-2, Commercial District will permit the applicant to utilize the building for all office and non-office uses as permitted by the district. The proposal is consistent with the *Clintonville Neighborhood Plan* and its recommendation of mixed-use land uses at this location. A suggestion by the Planning Division to provide a sidewalk along Indianola Avenue frontage is being met with a City planned sidewalk installation project for the west side of Indianola Avenue which will commence this summer. The applicant is also encouraged to provide street trees in coordination with the City Forester, which could be completed in conjunction with the sidewalk installation.



Z21-103
4591 Indianola Ave
Approximately 0.16 acres
R-3 to C-2

Clintonville Neighborhood Plan (2009) – “Mixed Use” Recommended



Z21-103
4591 Indianola Ave
Approximately 0.16 acres
R-3 to C-2



Z21-103
4591 Indianola Ave
Approximately 0.16 acres
R-3 to C-2

**STATEMENT OF REASON
for
Rezoning Request
for
4591 Indianola Avenue (43214)**

December 27, 2021

The property in question, 4591 Indianola Avenue (43214) (“Property”), presently has a council variance from the provisions of Section 3332.025, R-3, Residential District Use, and 3342.28(B)(11), Minimum Number of Parking Spaces Required, granted December 21, 1993, having been converted in conformity with the variance from a single-family dwelling to a law office in the R-3, Residential District. (See Ordinance No. 2589-93.) The present variance restricts the nonresidential use of the property to the specific and sole use as a law office. Previous to the current use variance, a prior variance was granted in April, 1989, for the Property to be used as an insurance office. As such, although the property is zoned R3, Residential District Use, the Property has been used continuously for office purposes since 1989. The Applicant desires to remove the law office restriction to allow for general, non-medical, office use so that Applicant can use the Property for her accounting practice.

Rather than seek another Council variance to allow Applicant’s intended use as an accounting office, Applicant desires to change the zoning of the property from R-3 to C-2 primarily as a result of the 2009 Clintonville Neighborhood Plan, which recommends mixed use for the Property. No changes or exterior modifications to the Property are expected as a result of the granting of the variance.

The applicant for the 1989 council variance, Samuel L. Junk, converted the premises from a residence for use as an insurance agency and operated his insurance agency at that location from 1989 through 1993. Subsequent to that, the Property has been used as a law office pursuant to the 1993 variance (CV93-067). Although zoned residential, the Franklin County Auditor is currently taxing the Property as commercial property. The Property has been continually used as an office since 1989 and there is parking to the rear of the property for six vehicles. As such, this rezoning request is not for a change of use for the Property, but simply to allow the zoning of the Property to be in conformity with its use for the past thirty plus years.

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number Z21-103

Address 4591 Indianola Ave

Group Name Clintonville Area Commission

Meeting Date 10 February 2022


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:

Because of the long-term use of the subject property aligned with the proposed zoning as well as alignment with the Clintonville Neighborhood plan, the Commission approves.

Vote 8 approved, 0 against, 1 abstention

Signature of Authorized Representative 

Recommending Group Title Secretary

Daytime Phone Number 614-632-0867

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-103

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

Being first duly cautioned and sworn (NAME) Martha Gifreda
of (COMPLETE ADDRESS) 4591 Indianola Avenue, Columbus, Ohio 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 in the following format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. 4591 Indianola LLC (Martha Gifreda-614-261-6241) 4591 Indianola Avenue, Columbus, Ohio 43214 2-4 Columbus employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Martha Gifreda

Sworn to before me and signed in my presence this 22nd day of December, in the year 2021

Ross A. Davis
SIGNATURE OF NOTARY PUBLIC

03/29/2025
My Commission Expires



This Project Disclosure Statement expires six (6) months after date of notarization.