

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 9, 2020**

1. **APPLICATION:** **Z19-079**
Location: **1420 S. 4TH ST. (43207)**, being 0.10± acres located at the northeast corner of South Fourth Street and East Jenkins Avenue (010-041001; Columbus Southside Area Commission).
Existing Zoning: C-4, Commercial District.
Request: R-2F, Residential District (H-35).
Proposed Use: Single-unit dwelling.
Applicant(s): Brenda Parker; 415 North Front Street; Columbus, OH 43215.
Property Owner(s): Thomas Kerekanich & Timothy Sante; 113 East Mithoff Street; Columbus, OH 43206.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The site consists of a single undeveloped parcel in the C-4, Commercial District. The applicant requests the R-2F, Residential District to permit the development of a single-unit dwelling.
- North and south of the site are commercial uses in the C-4, Commercial District. East of the site is a single-unit dwelling in the R-2F, Residential District. West of the site are two-unit dwellings in the R-2F, Residential District.
- Concurrent CV19-105 has been filed to increase the permitted lot coverage, reduce the building lines, and reduce the required rear yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *South Side Plan (2014)*, which recommends neighborhood mixed-use land uses at this location. Additionally the site is within an area that has adopted *Columbus Citywide Planning Policies (C2P2) Design Guidelines*.
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation had not been received at the time this report was written.

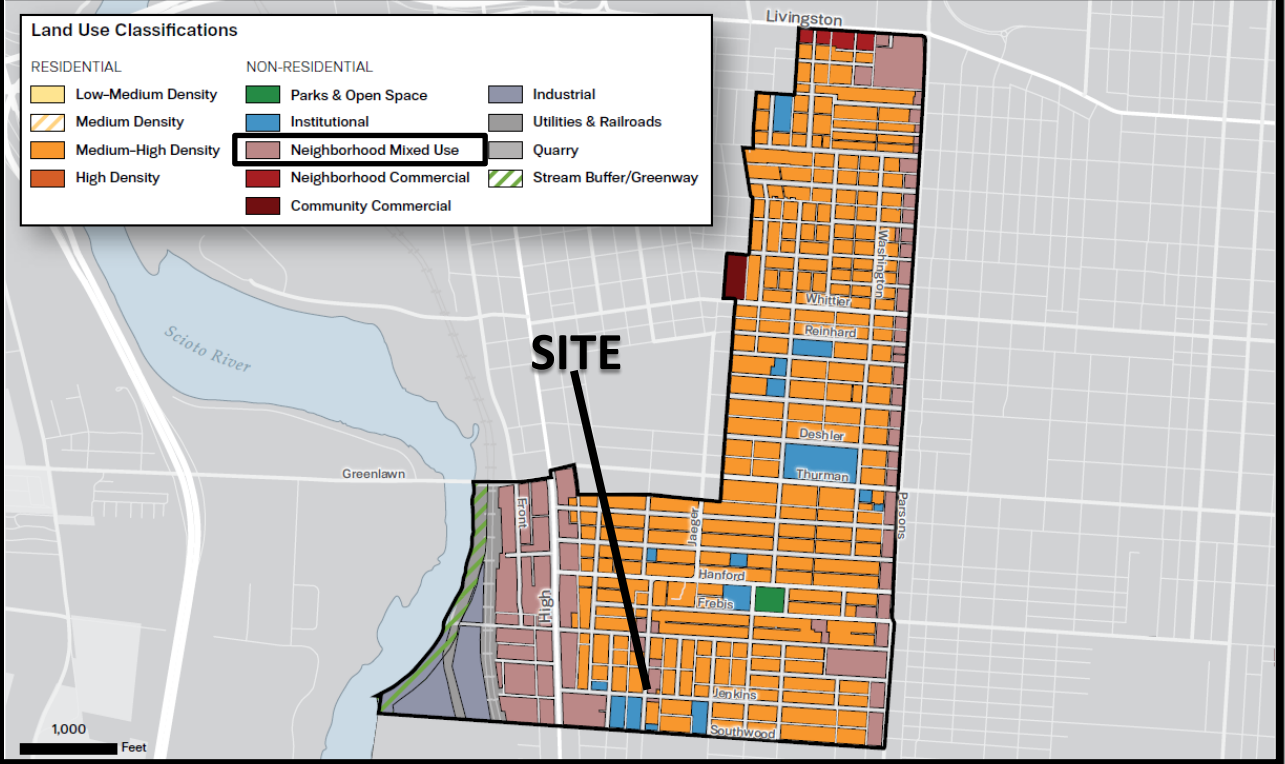
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed R-2F, Residential District will permit a single-unit dwelling. The requested zoning is consistent with the *South Side Plan's* land use recommendation, as well as the existing development and zoning pattern of the area. This rezoning request does not represent an introduction of an incompatible use to the surrounding neighborhood.



Z19-079
1420 S. 4th St.
Approximately 0.10 acres
C-4 to R-2F

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



South Side Plan (2014)

Z19-079
1420 S. 4th St.
Approximately 0.10 acres
C-4 to R-2F



Z19-079
1420 S. 4th St.
Approximately 0.10 acres
C-4 to R-2F

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

Case Number: Z19-079 & CV19-105

Address: 1420 S 4th Street, Columbus, Ohio 43207

Group Name: Southside Area Commission

Meeting Date: December 17, 2019

Specify Case Type:

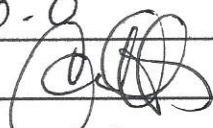
BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one and list basis Disapproval
for recommendation below)

NOTES:

Vote: _____

Signature of Authorized Representative: _____

13-0

SIGNATURE

SOUTHSIDE AREA COMMISSION
RECOMMENDING GROUP TITLE

614-285-4961 x1100
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 219-079

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brenda Parker
of (COMPLETE ADDRESS) 415 N Front Street, Columbus, Ohio 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 in the following format:

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

1. Thomas Kerekanich 113 E Mithoff Street, Columbus, Ohio 43206 614-506-5765	2. Timothy Sante 113 E Mithoff Street, Columbus, Ohio 43206 614-506-5765
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15th day of October, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Joseph M. Njeru
05/27/2024

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



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