

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 10, 2025**

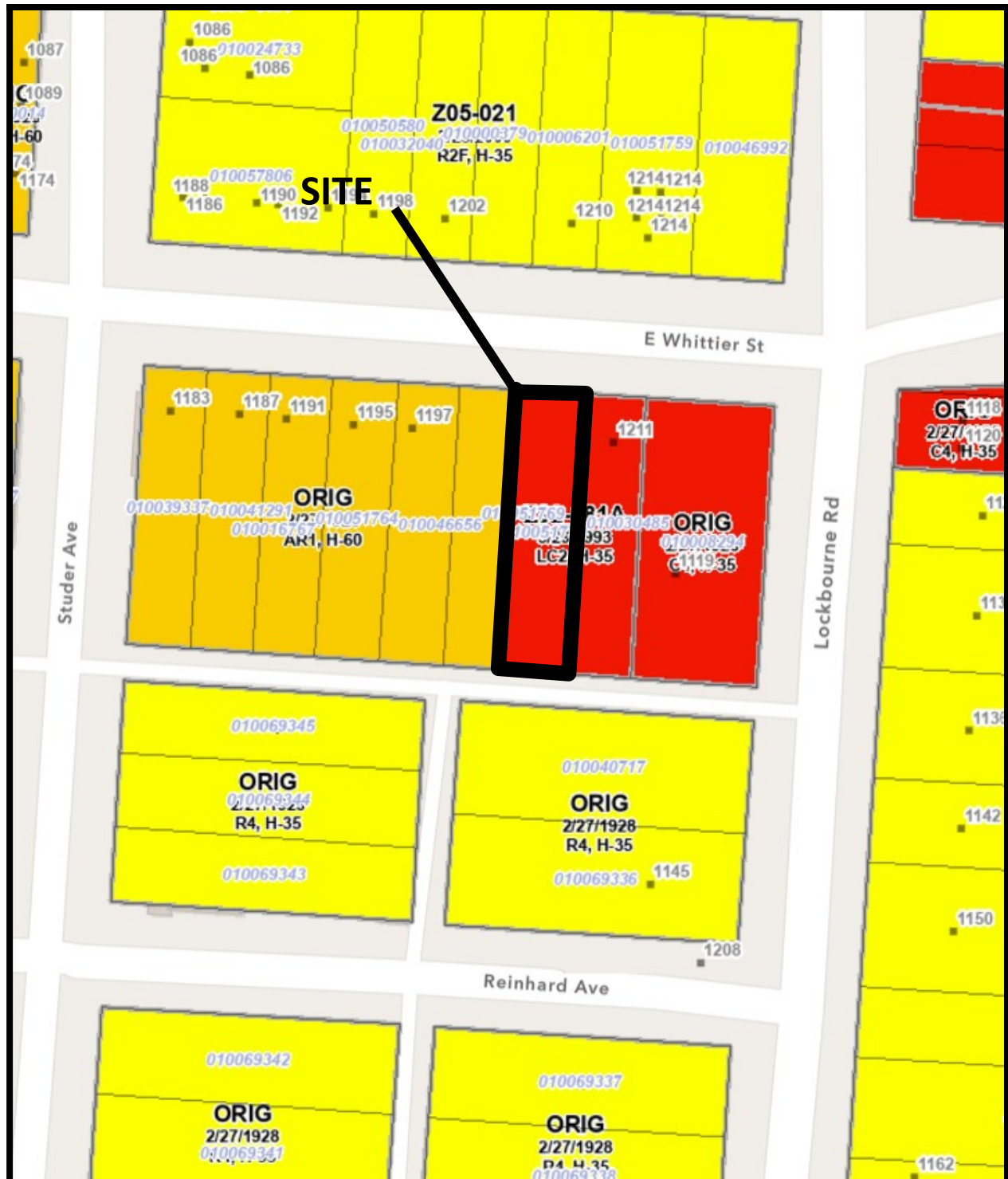
1.   **APPLICATION:**           **Z24-058**  
      **Location:**           **1207 E. WHITTIER ST. (43206)**, being 0.10± acres on the south side of East Whittier Street, 100± feet west of Lockbourne Road (010-051770; Columbus South Side Area Commission).
- Existing Zoning:**    L-C-2, Limited Commercial District.  
      **Request:**           AR-1, Apartment Residential District (H-35).  
      **Proposed Use:**      Residential development.  
      **Applicant(s):**      Dream Living LLC; c/o Brenda Parker, Agent; 405 North Front Street; Columbus, OH 43215  
      **Property Owner(s):** Dream Living LLC; 6956 East Broad Street, Box 420; Columbus, OH 43213.  
      **Planner:**           Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**BACKGROUND:**

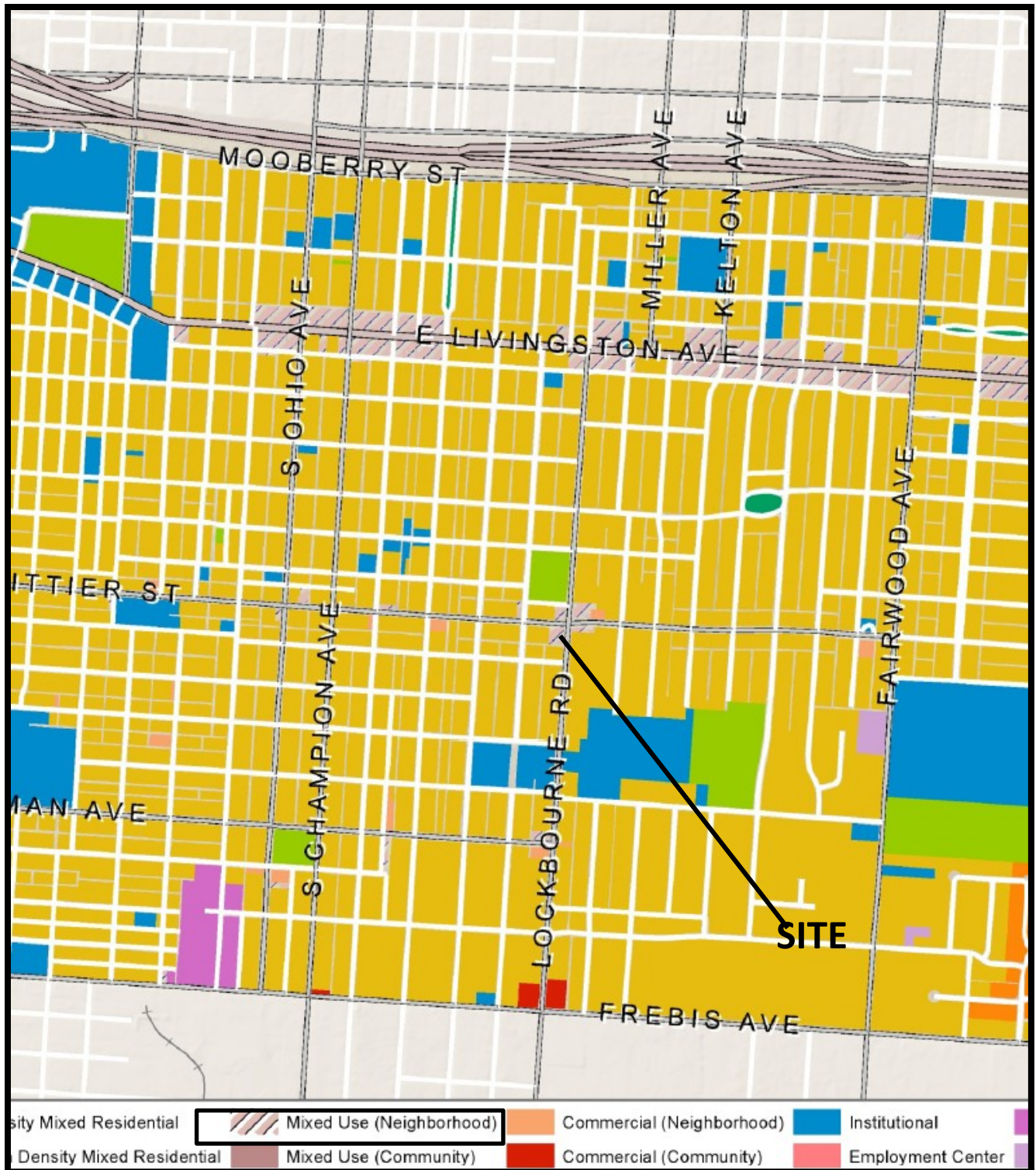
- The 0.10± acre site consists of one undeveloped parcel in the L-C-2, Limited Commercial District. The applicant requests the AR-1, Apartment Residential District to allow a two-unit dwelling at this location.
- To the north is a single-unit dwelling in the R-2F, Residential District. To the south is a single-unit dwelling in the R-4, Residential District. To the east is office and residential in the L-C-2, Limited Commercial District. To the west are single-unit dwellings in the AR-1, Apartment Residential District.
- The site is within the planning boundaries of the *Near Southside Plan* (2011), which recommends “Mixed Use (Neighborhood)” land uses at this location. The Plan also includes the early adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.
- Concurrent Council variance CV24-141 has been filed that demonstrates a two-unit dwelling and includes variances for lot width and side yards. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of East Whittier Street as an Urban Community Connector requiring 80 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested AR-1, Apartment Residential District will allow residential development at this location. Staff support the proposed district as it will allow uses consistent with the *Near Side Plan's* land use recommendation. Additionally, the requested AR-1 district will match the existing zoning and development pattern to the west of the site and along this block of East Whittier Street. The proposed residential use is consistent with the existing uses in the surrounding area and does not introduce an incompatible use to the neighborhood.



Z24-058  
1207 E. Whittier St.  
Approximately 0.10 acres  
L-C-2 to AR-1



Z24-058  
1207 E. Whittier St.  
Approximately 0.10 acres  
L-C-2 to AR-1





Z24-058  
1207 E. Whittier St.  
Approximately 0.10 acres  
L-C-2 to AR-1

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

<b>Case Number</b>	<u>Z24-058 &amp; CV24-141</u>
<b>Address</b>	<u>1207 E. WHITTIER STREET</u>
<b>Group Name</b>	<u>COLUMBUS SOUTHSIDE AREA COMM.</u>
<b>Meeting Date</b>	<u>January 28, 2025</u>
<b>Specify Case Type</b>	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
<b>Recommendation</b> (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Columbus South Side Area Commission approved the rezoning and associated council variance requests.

<b>Vote</b>	<u>10-0-0</u>
<b>Signature of Authorized Representative</b>	<u>Kathryn F. Green</u> <small>Digitally signed by Kathryn F. Green Date: 2025.01.28 19:41:39 -05'00'</small>
<b>Recommending Group Title</b>	<u>Zoning Chair</u>
<b>Daytime Phone Number</b>	<u>614-565-1476</u>

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.

## Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-058

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) Brenda Parker  
of (COMPLETE ADDRESS) 405 N Front Street, Columbus, Ohio 43215

deposes and states that they are 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:

For Example:      Name of Business or individual  
                            Contact name and number  
                            Business or individual's address; City, State, Zip Code  
                            Number of Columbus-based employees

1. Gamal Harding Dream Living LLC 6956 E Broad Street, Box 420 Columbus, Ohio 43213	2. Amalea Harding Dream Living LLC 6956 E Broad Street, Box 420 Columbus, Ohio 43213
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 15 day of June, in the year 2025

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires June 18, 2029



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