

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 8, 2021**

- 11. APPLICATION: Z20-117**  
**Location:** **6050 CLEVELAND AVE. (43231)**, being 0.46± acres located at the northeast corner of Cleveland Avenue and Bella Via Avenue (010-148373; Northland Community Council).  
**Existing Zoning:** L-C-2, Limited Commercial District.  
**Requested Zoning:** AR-3, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Bart Overly; Blostein/Overly Architects; 922 West Broad Street; Columbus, OH 43222; and Michael Anthony, Atty.; 978 South Front Street; Columbus, OH 43206.  
**Property Owner(s):** Sone Investments LLC; c/o Grace Fongod; 6455 East Livingston Avenue; Reynoldsburg, OH 43068.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

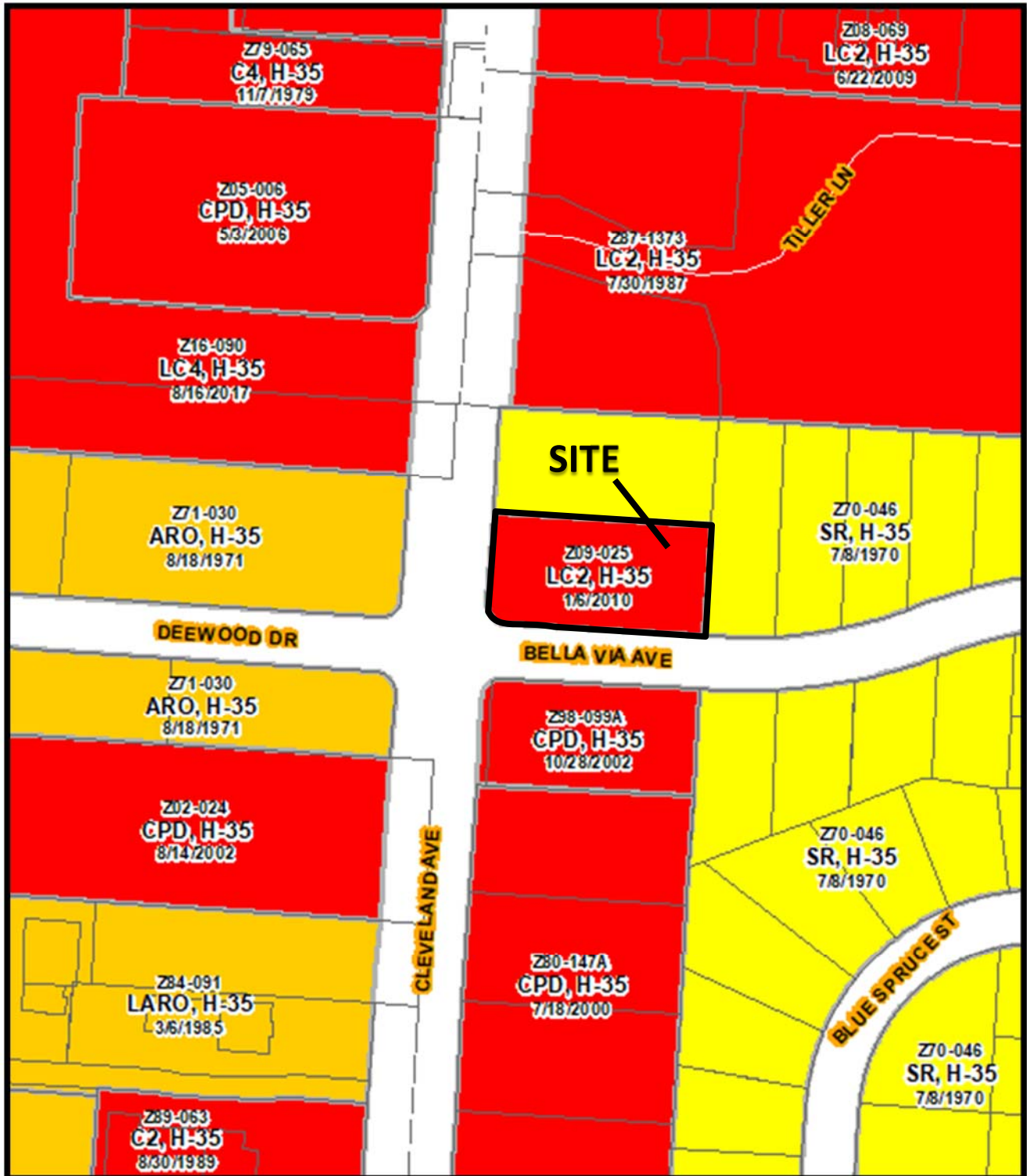
**BACKGROUND:**

- This application was tabled at the June Development Commission meeting in order for site details to be refined. The 0.46± acre site consists of one parcel developed with a dwelling converted to an office in the L-C-2, Limited Commercial District. The requested AR-3, Apartment Residential District will permit redevelopment of the site with multi-unit residential uses.
- North and east of the site are single-unit dwellings in the SR, Suburban Residential District. South of the site is a medical office in the CPD, Commercial Planned Development District. West of the site is a medical office building in the AR-O, Apartment Office District.
- Concurrent CV20-134 has been filed for a ten-unit apartment building and will include variances for reduced parking and building setback lines, no interior parking lot landscaping, and reduced rear yard. The variance includes a commitment to a site plan which has been revised to incorporate an interior trash room and the addition of a parking space. That request will ultimately be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Northland I Area Plan* (2014), which recommends “Office” land uses at this location.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for approval of the requested AR-3 district, with concurrent CV20-134 to be considered at a future meeting.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Cleveland Avenue as a Suburban Community Connector requiring 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested AR-3, Apartment Residential District will permit the site to be redeveloped with multi-unit residential development. While the proposed use is not consistent with the *Northland / Area Plan's* recommendation for "Office" land uses at this location, the site plan included with CV20-134 demonstrates adherence to recommended area plan design guidelines. These elements include pedestrian connection to the frontage street, in this case Cleveland Avenue, additional bicycle parking, utilizing additional landscaping between the proposed development's parking lot and the adjacent single-unit dwelling to the east, and the inclusion of street trees along Bella Via Avenue. The proposed use represents a transition from commercial uses at the intersection of Cleveland Avenue and Bella Via Avenue to single-unit dwellings to the north and east of the site.

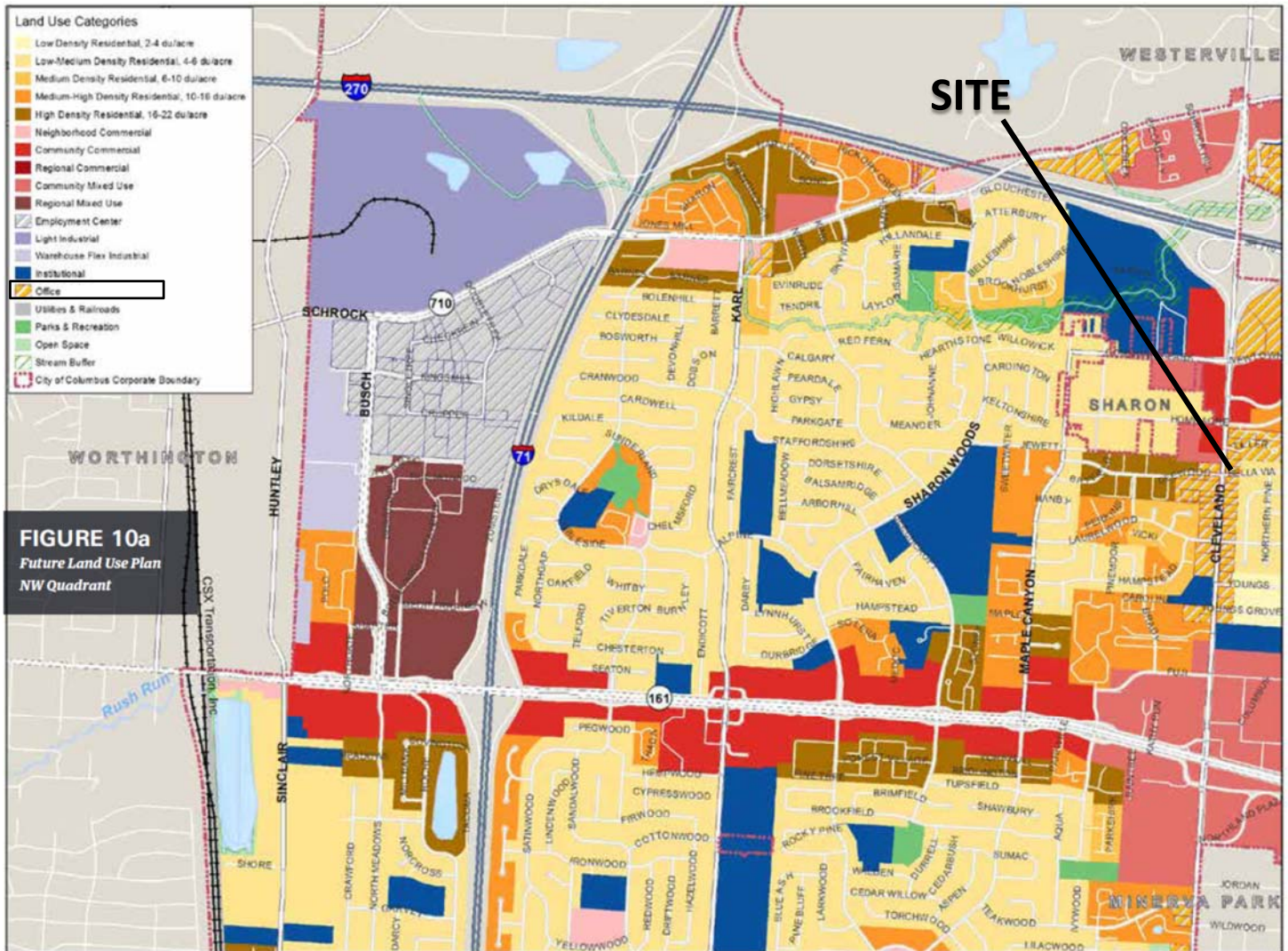
**Note: Concurrent Council Variance #CV20-134 was revised from a thirteen-unit apartment building to a ten-unit apartment building with variances for reduced parking setback and rear yard only. The requested zoning district was changed to the AR-1, Apartment Residential District to accommodate the proposed density of 21.74 units/acre.**



Z20-117  
6050 Cleveland Ave.  
Approximately 0.46 acres  
L-C-2 to AR-1

Northland I Area Plan (2014)

"Office" Recommended



Z20-117  
6050 Cleveland Ave.  
Approximately 0.46 acres  
L-C-2 to AR-1





Z20-117  
6050 Cleveland Ave.  
Approximately 0.46 acres  
L-C-2 to AR-1



Northland Community Council  
Development Committee

## Report

May 26, 2021 6:30 PM  
via Zoom teleconference

### Meeting Called to Order:

6:30 pm

by chair **Bill Logan**

Members represented:

*Voting: (13):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Elevate Northland (EN), Forest Park (FPCA), Karmel-Woodward Park (KWPC), Little Turtle (LTCA), Maize Morse (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Salem (SCA), Westwood (WRA).

- Case #1** Application #Z20-117/~~CV20-134~~ (Rezone 0.46 AC± from LC-2 to AR-3 to permit construction of a 3-story, ~~13~~10-unit multi-family apartment building (~~~28.26~~ ~21.74 du/AC); ~~concurrent Council variance pertaining to building height in excess of H-35 district maximum (\$3308.08).~~ Application heard in April 2021, subsequently revised; parking variance removed.)
- Bart Overly, Blostein/Overly Architects  
6050 Cleveland Ave., 43231 (PID 010-148373)
- *The Committee approved (7-3 w/3 abstentions) a motion (by SCA, second by CWCA) to **RECOMMEND APPROVAL WITH 2 CONDITIONS:***
    - *The AR3 zoning district shall be limited to no more than 22 units per acre, to be stated on the drawings, and no more than 10 apartment units as stated on the site plan dated May 17, 2021.*
    - *The site plan shall be revised to provide two total trees associated with the parking lot (only 1 tree was shown on the current site plan).*

- Case #2** Application #CV21-055 (Council variances pertaining to a 7.20 AC± parcel zoned C-4 to permit R-4 and C-4 uses, specifically: variance from §3356.03 to permit ground-level residential use, permitting change of use from a hotel to residential use; §3312.47(4) to reduce the 10' parking setback to 0' along E Dublin-Granville Road; §3312.21(B), to not provide parking lot screening along the south side of the driveway parallel to the service road, due to insufficient width for planting; and §3356.11 to reduce the building setback from 60' called for in the Columbus Thoroughfare Plan to the existing 40' setback; a rezoning application will be submitted contingent on successful financing via OHFA.
- Dave Perry/David Perry Company, Inc. *representing*  
Side Now LLC d/b/a Affordable Columbus  
888 E Dublin Granville Rd., 43229 (PID 010-024314)
- *The Committee approved (11-0 w/2 abstention) a motion (by SCA, second by CWCA) to **RECOMMEND APPROVAL** of the application.*

Executive Session

8:50 pm

Meeting Adjourned

9:55 pm

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

Meeting Date: 7/8/2021

Application #: Z20-117	Request: AR-3	Address: 6050 Cleveland Ave. (43231)					
# Hearings: _____	Length of Testimony: <u>8:40 → 9:20</u> <sup>(10)</sup>	Staff <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval					
		Position: <input type="checkbox"/> Conditional Approval					
# Speakers <u>(3)</u>	Development Commission Vote: <u>(3) Yes</u> <u>(2) No</u> <u>(0) Abstain</u>	Area Comm/ <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval					
Support: _____ Opposition: _____		Civic Assoc: <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (type out ABSENT or ABSTAIN)	Fitzpatrick <u>NO</u>	Ingwersen <u>Y</u>	Anderson <u>NO</u>	Golden <u>Y</u>	Conroy <u>ABSENT</u>	Onwukwe <u>Y</u>	
+ = Positive or Proper - = Negative or Improper							
Land Use	+	+	-	+		+	
Use Controls							
Density or Number of Units	-	-	-	+		+	
Lot Size	-	-	-	+		+	
Scale			-	-		+	
Environmental Considerations							
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks		+				+	
Traffic Related Commitments							
Other Infrastructure Commitments							
Compliance with City Plans	-	+		+		+	
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	+		+	+		+	
Governmental or Public Input		-	-	+			
<b>MEMBER COMMENTS:</b>							
<p><b>FITZPATRICK:</b> TOO INTENSE FOR THIS LOCATION. THIS DENSITY IS TOO MUCH FOR A 0.46 SITE, SURROUNDED BY ONE-STORY HOUSES. IF THIS WERE AN "INFILL" SITUATION, I WOULD VOTE YES</p>							
<p><b>INGWERSEN:</b> This is a downzoning from commercial, which would allow more intense commercial uses to the apartment residential zoning. The site is small, but the footprint complies with the zoning requirements. It has 3 stories and is a different style building than what exists along this stretch of Cleveland Ave. which are only one story houses that have been turned into business uses interspersed with newer one and two story commercial development, and it is approved by Northland Community Council.</p>							
<p><b>ANDERSON:</b> TOO MUCH for a residential corner which negatively impact the character. Intense residential opposition</p>							
<p><b>GOLDEN:</b> While this is a major pioneer on Cleveland Avenue at this time, the increased housing and multi family use along this corridor is needed. The community comments were appropriate and they have valid concerns, however, the need for housing in Columbus is great and the design, location, and land use is appropriate for this site. This will likely be the first of many mid size apartment complexes like this to come to Cleveland Avenue.</p>							
<p><b>GOLDEN (cont):</b> The CMAX line makes this an ideal location for redevelopment of this type.</p>							
<p><b>ONWUKWE:</b> Appropriate land use. Architecturally out of character. Attempt to meet housing demand - Down zoning.</p>							



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 #: Z20-117

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Bart Overly  
of (COMPLETE ADDRESS) 922 West Broad Street, Columbus OH 43222  
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. Sone Investments 6455 Livingston Avenue Reynoldsburg OH 43048 (5) Columbus Based Employees	2.
3.	4.

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

SIGNATURE OF AFFILIANT

Subscribed to me in my presence and before me this 11th day of FEBRUARY, in the year 2022

SIGNATURE OF NOTARY PUBLIC

[Signature]  
06/22/2025



My Commission Expires  
**Kevin Cates**  
Notary Public  
State of Ohio  
Certificate # 2020-RE-816048  
My Commission Expires  
June 22, 2025

*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