

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2022**

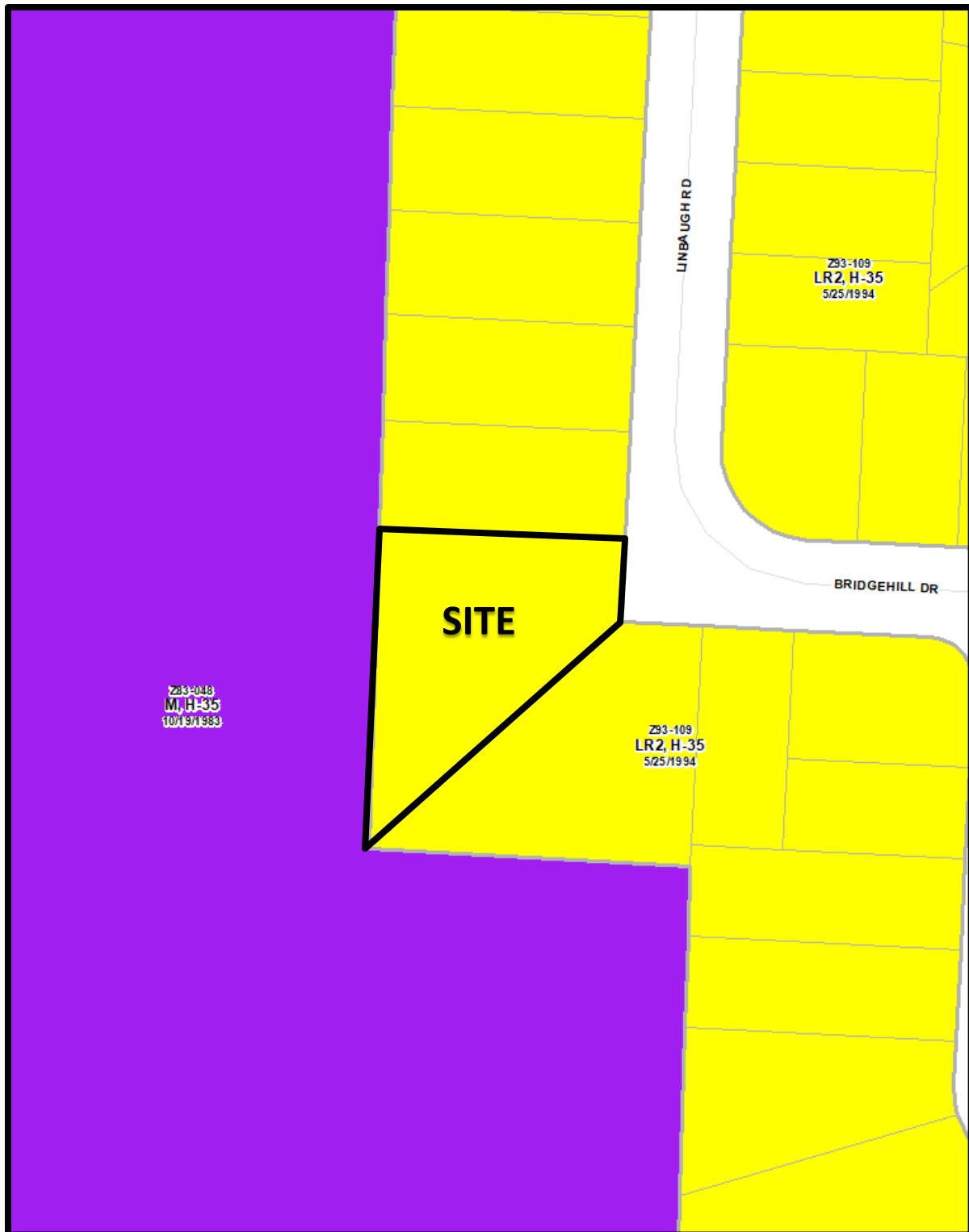
- 6. APPLICATION: Z22-031**
Location: **2535 LINBAUGH RD. (43123)**, being 0.34± acre located on the west side of Linbaugh Road at the terminus of Linbaugh Road and Bridgehill Drive (570-255679; Westland Area Commission).
Existing Zoning: L-R-2, Limited Residential District.
Request: R-2, Residential District (H-35).
Proposed Use: An above-ground swimming pool for an existing single-unit dwelling.
Applicant(s): Hannah Bubnar; 2535 Linbaugh Road; Columbus, OH 43132.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

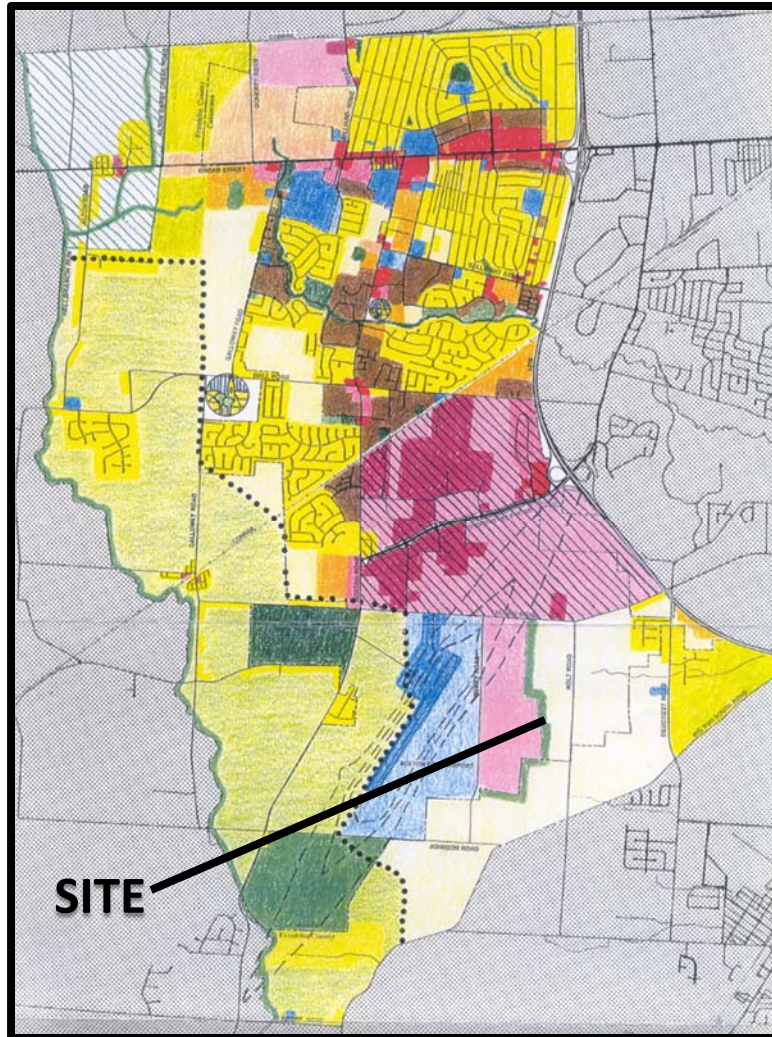
- The site consists of a single-unit dwelling in the L-R-2, Limited Residential District. The current L-R-2 district prohibits the installation of above-ground swimming pools. The requested R-2, Residential District will allow an above-ground swimming pool as permitted in an unrestricted R-2 district
- North, south, and east of the site are single-unit dwellings in the L-R-2, Limited Residential District. West of the site is undeveloped land in the M, Manufacturing District.
- The site is within the *Westland Area Plan* (1994), which recommends “Residential 3-5 Units Per Acre” at this location. The Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested R-2, Residential District will permit an above-ground swimming pool as an accessory use to the single-unit dwelling. This unrestricted R-2 district is supported as the existing principal use, a single-unit dwelling, will remain while accessory uses and structures such as above ground pool will be regulated by the R-2 district’s development standards.



Z22-031
2535 Linbaugh Rd.
Approximately 0.34 Acres
L-R-2 to R-2



Westland Area Plan (1994)

PROPOSED LAND USE

Existing	Proposed
Agricultural /Very low density residential	Agricultural /Very low density residential
Low density residential 1-2 units per acre	Low density residential 1-2 units per acre
Residential 3-5 units per acre	Residential 3-5 units per acre
High density residential 6 units per acre +	High density residential 6 units per acre +
Commercial	Commercial
Office	Office
Industrial/ Manufacturing	Industrial/ Manufacturing
Institutional	Institutional
Open space/ Park/ Buffer	Open space/ Park/ Buffer

- Columbus corporate boundary
- ... Sewer facilities planning area
- Bolton Field noise contours
- Environmental Conservation District
- Industrial/ Office District
- Village Center



Z22-031
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Approximately 0.34 Acres
L-R-2 to R-2



Z22-031
2535 Linbaugh Rd.
Approximately 0.34 Acres
L-R-2 to R-2

Standardized Recommendation Form

ORD #1670-2022; Z22-031; Page 5 of 6
111 N. Front Street, Columbus, Ohio 43215

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

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

Case Number:

Address:

Group Name:

Meeting Date:

Specify Case Type:

- ☐ **BZA Variance / Special Permit**
☐ **Council Variance**
☐ **Rezoning**
☐ **Graphics Variance / Plan / Special Permit**

Recommendation:

(Check only one and list basis
for recommendation below)

- ☐ **Approval**
☐ **Disapproval**

NOTES:

Vote:

Signature of Authorized Representative:

Signature on file

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf 'Rrppgt.'Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Rezoning Application

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 #: Z22-031

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) Hannah Bubnar
of (COMPLETE ADDRESS) 2535 Linbaugh Rd, Grove City, OH 43123
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)

1. Hannah Bubnar 2535 Linbaugh Rd, Grove City, OH 43123	2. John Hennis II 2535 Linbaugh Rd, Grove City, OH 43123
3.	4.

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

SIGNATURE OF AFFIANT

Hannah B. Bubnar

Sworn to before me and signed in my presence this 29 day of April, in the year 2022

SIGNATURE OF NOTARY PUBLIC

[Signature]

THAWRAH IKHAYEL
Notary Public, State of Ohio
My Comm. Expires March 28, 2026

My Commission Expires

03/28/2026

Notary Seal Here

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