

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 11, 2024**

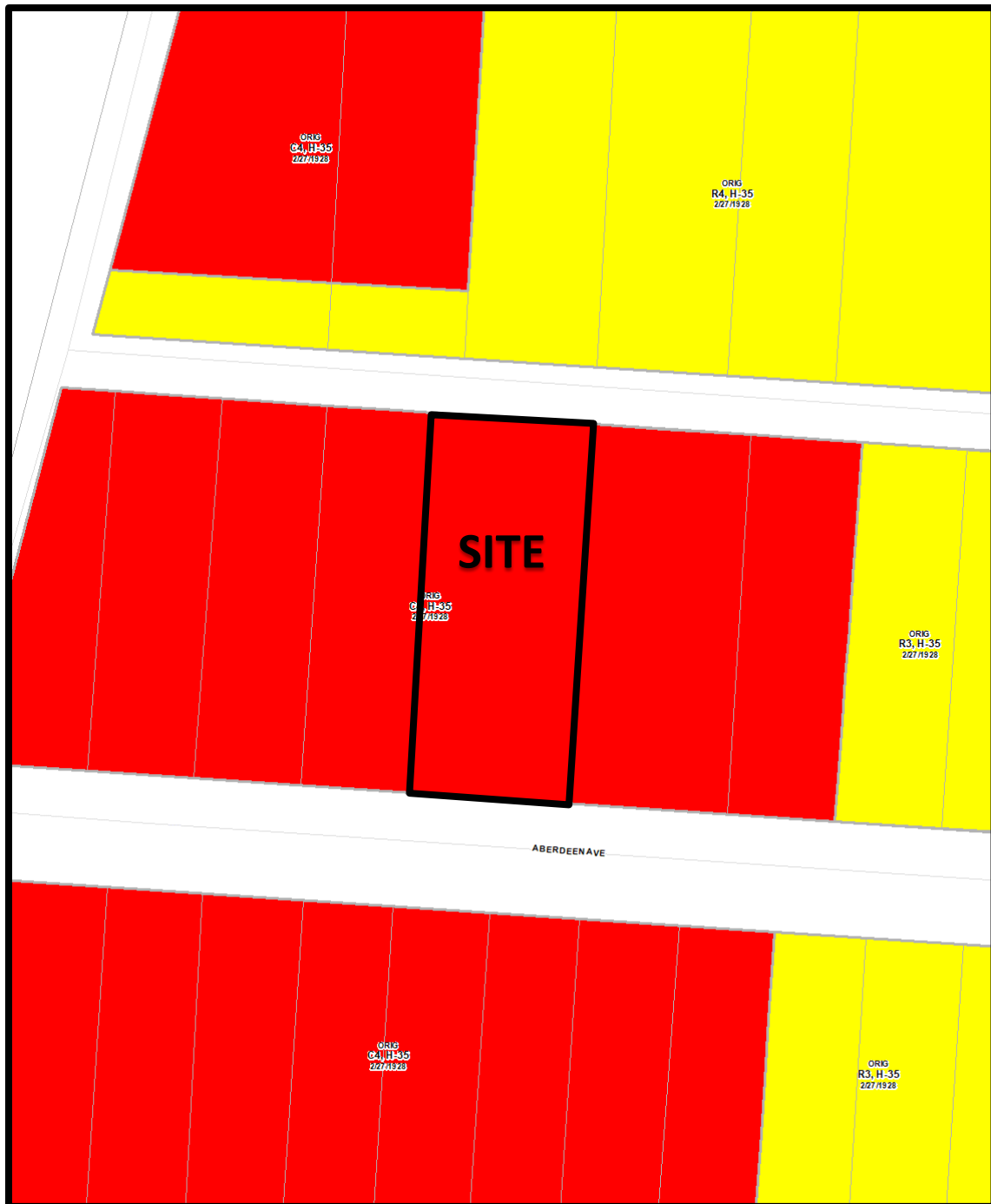
**8. APPLICATION:** **Z24-009**  
**Location:** **1848 ABERDEEN AVE. (43211)**, being 0.20± acres located on the north side of Aberdeen Avenue, 362± feet west of Joyce Avenue (010-069498; Northeast Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** R-3, Residential District (H-35).  
**Proposed Use:** Single-unit dwelling.  
**Applicant(s):** Habitat for Humanity Mid-Ohio; c/o Sarah Arnold; 6665 Busch Boulevard; Columbus, OH 43229.  
**Property Owner(s):** Central Ohio Community Improvement Corporation; 845 Parsons Avenue; Columbus, OH 43206.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

**BACKGROUND:**

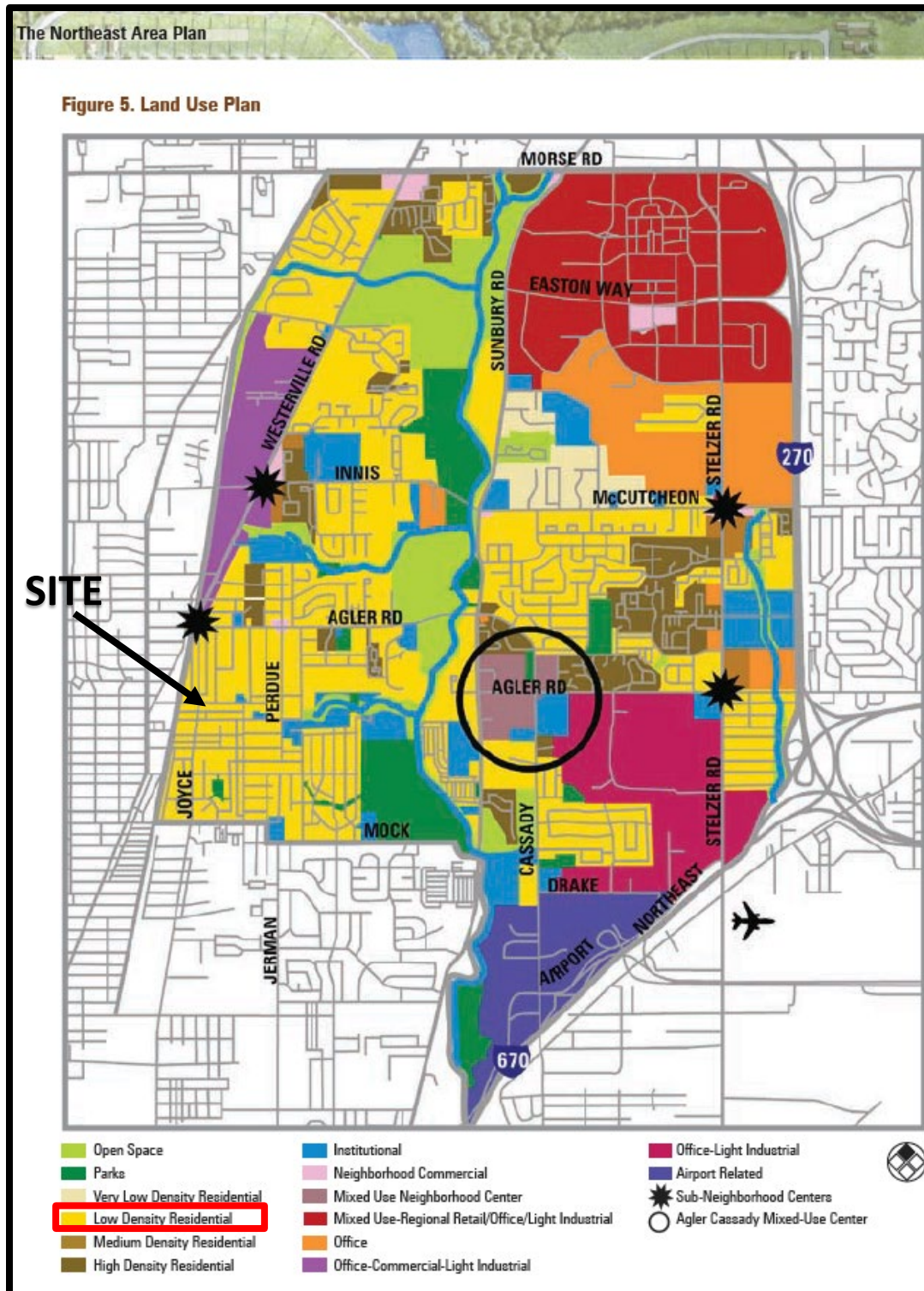
- The site consists of an undeveloped parcel within the C-4, Commercial District. The requested R-3, Residential District will allow the construction of a single-unit dwelling.
- To the north of the site is a single-unit dwelling in the R-3, Residential District. To the south of the site is a single-unit dwelling in the C-4, Commercial District. To the east is a single-unit dwelling in the C-4, Commercial District. To the west of the site is a commercial structure in the C-4, Commercial District.
- The site is located within the planning boundaries of the *Northeast Area Plan* (2007), which recommends “Low Density Residential” land uses at this location.
- The site is located within the boundaries of the North East Area Commission, whose has not yet been received when this report was written.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested R-3, Residential District will allow the development of a single-unit dwelling. The proposal is consistent with the *Northeast Area Plan*’s recommendation for “Low Density Residential” land uses at this location. Although staff continue to encourage additional design information to verify consistency with *Northeast Area Plan* (2007) design guidelines, staff note previous proposals from the applicant in this area have been compatible with the surrounding neighborhood. In consideration of previously supportive proposals and limitations precluding the applicant from submitting additional information, staff is therefore in approval of the application.



Z24-009  
1848 Aberdeen Ave.  
Approximately 0.20 acres  
C-4 to R-3



Z24-009  
 1848 Aberdeen Ave.  
 Approximately 0.20 acres  
 C-4 to R-3





Z24-009  
1848 Aberdeen Ave.  
Approximately 0.20 acres  
C-4 to R-3

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

**Case Number** Z24-009

**Address** 1848 ABERDEEN AVENUE

**Group Name** NORTHEAST AREA COMMISSION

**Meeting Date** April 11, 2024

**Specify Case Type**

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

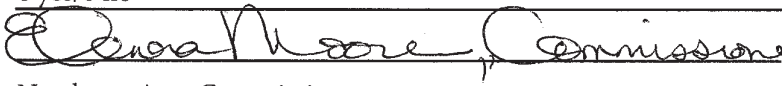
**Recommendation** ☒ Approval

(Check only one) ☐ Disapproval

**LIST BASIS FOR RECOMMENDATION:**

This commission approves the rezoning of this parcel. The utilization of this parcel for addition residential housing additional residential housing is a good fit for the area. The addition of this home does not cause any negative impact for this community.

**Vote** 6 yes/0 no

**Signature of Authorized Representative** 

**Recommending Group Title** Northeast Area Commission

**Daytime Phone Number** 614-519-2195

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.



**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z24-009

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) Sarah I. Arnold Land Development Director, Habitat for Humanity MidOhio  
of (COMPLETE ADDRESS) 6665 Busch Blvd Columbus, OH 43229  
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. <u>Habitat for Humanity MidOhio, Sarah I Arnold 614-564-5247</u> <u>6555 Busch Blvd. Columbus, OH 43229</u> # of Columbus-Based Employees: 62	2. <u>Central Ohio Community Improvement Corporation</u> <u>845 Parsons Avenue, Columbus, OH 43206</u> # of Columbus-Based Employees: 10
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 25 day of January, in the year 2024

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



AUBREY SMOCK  
Notary Public  
State of Ohio  
My Comm. Expires  
August 31, 2026

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