

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 12, 2014**

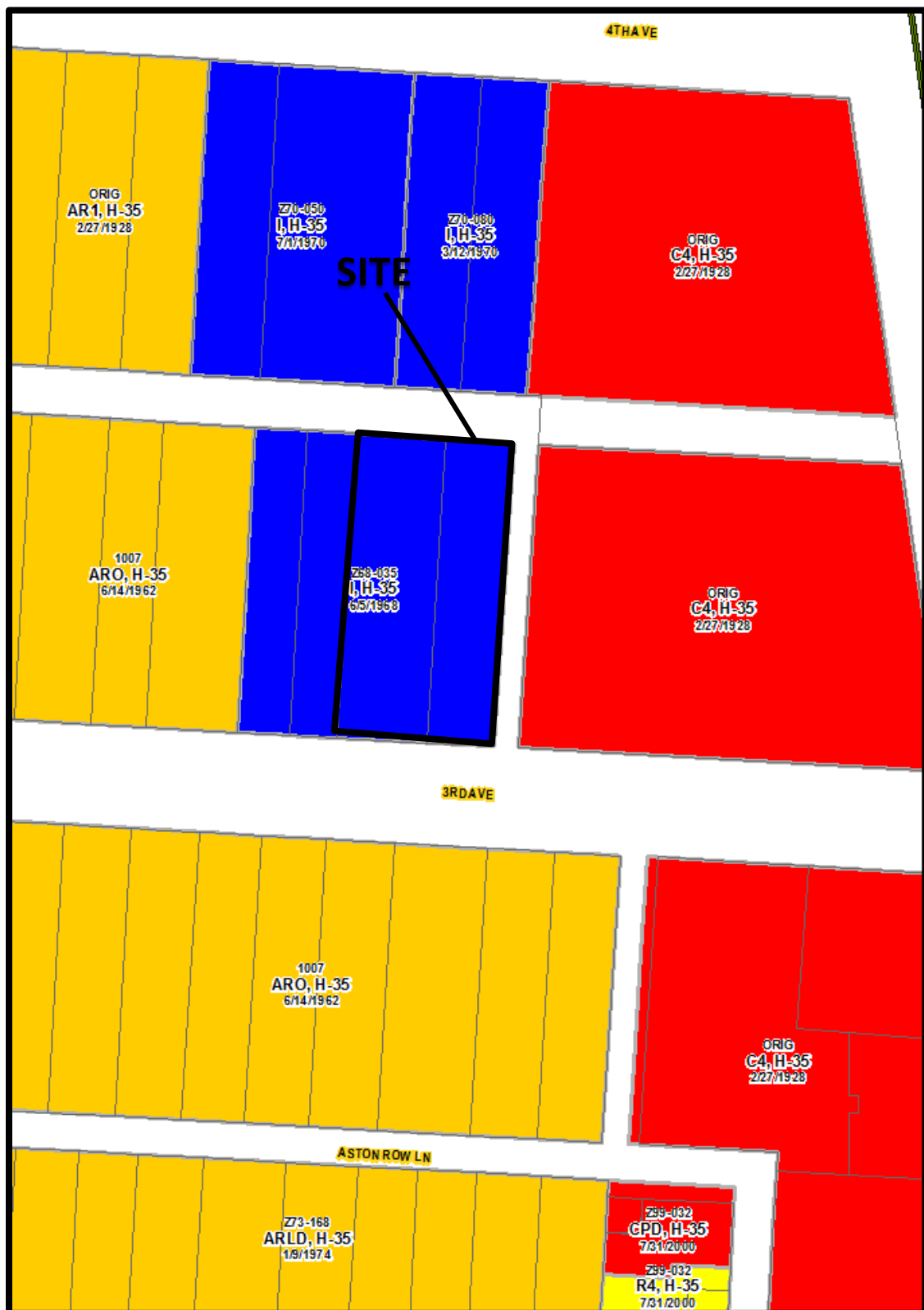
- 5. APPLICATION: Z14-018 (14335-00000-00205)**
Location: **40 WEST THIRD AVENUE (43201)**, being 0.38± acres located on the north side of West Third Avenue, 270± feet west of North High Street (010-003136 and 010-023151; Victorian Village Commission).
Existing Zoning: I, Institutional District.
Request: ARO, Apartment Office District.
Proposed Use: Multi-unit residential and office development.
Applicant(s): SND Partners, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): PLZ Partners, LLC; c/o Leonard Zangardi; 40 West Third Avenue; Columbus, OH 43201.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

- The 0.38± acre site is currently developed with an office building and parking lot and zoned in the I, Institutional District. The applicant requests the ARO, Apartment Office District to allow multi-family residential and office development. A Companion Council Variance (CV14-019) has also been requested to vary required development standards, but is heard by City Council and will not be considered at this Development Commission meeting.
- Surrounding the site is a church to the north in the I, Institutional District. To the east is a daycare in the C-4, Commercial District. To the south and west are single unit dwellings in the AR-O, Apartment Office District.
- The site is not located within the boundaries of an established area plan.
- The site is located within the boundaries of the Victorian Village Commission whose recommendation had not been received at the time this report was written.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested ARO, Apartment Office District, will secure proper zoning for the proposed multi-family and office development. Staff finds this proposal to be compatible with the established zoning and development pattern of the area.



Z14-018
40 W. 3rd Avenue
Approximately 0.384 acres



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Approximately 0.384 acres

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

COPY

HISTORIC DISTRICT COMMISSION RECOMMENDATION VICTORIAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 40-42 West Third Avenue

APPLICANT'S NAME: SND Partners, LLC (Owner)

APPLICATION NO.: 14-6-16

COMMISSION HEARING DATE: 6-12-14

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

☒ **Variance or Zoning Change Request**

- ☒ Rezoning
- ☐ Parking Variance
- ☐ Change of Use
- ☐ Lot Split
- ☐ Special permit
- ☐ Setbacks
- ☒ Other

ACTION:

Recommend Approval of application #14-6-16, 40-42 West Third Avenue, as submitted:

Variance Recommendation Request

- Rezoning - to rezone from I, Institutional to AR-0, Apartment Office District. The AR-0 district permits apartments and office use.
- CC3309.14(A): Height Districts - to permit a building height of 39 feet in an H-35 height district.
- CC3333.23(d): Minimum Side Yard Permitted - to reduce minimum side yard from 6.5 feet to 0.50 feet for the new apartment building along the east property line, along the east alley.
- CC3333.24: Rear Yard - to reduce rear yard area for the proposed apartment building from 25% of lot area to 0.80% of lot area.
- CC3333.26(a): Height District - to permit a building height of 39 feet in an H-35 height district
- CC3312.09: Aisle - to reduce the aisle width/maneuvering from 20 feet to 18 feet for garage spaces 1-6, inclusive, and for the surface parking area, to permit an 18 foot aisle for 90 degree parking spaces.
- CC3312.13: Driveway - to reduce the width of the driveway from the north alley to the surface parking lot from 20 feet to 18 feet.
- CC3312.25: Maneuvering - to reduce the maneuvering area for 90 degree garage and surface parking spaces from 20 feet to 18 feet.
- CC3312.49: Minimum Numbers of Parking Spaces Required - to reduce parking from 36 spaces required for use of the original structure {3,400 +/-sq. ft.) for office uses (12 spaces) and 16 apartments @ 1.5 space/DU (24 spaces) to 22 parking spaces.
- CC3312.29: Parking Space - to reduce the width of certain parking spaces from nine {9} feet to 8.0 feet, as depicted on the site plan.

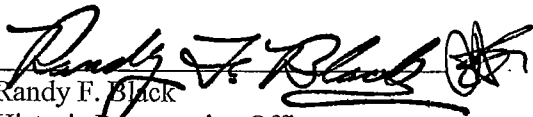
MOTION: Decker/Berthold (6-0-0) RECOMMEND APPROVAL.



RECOMMENDATION:

☒ RECOMMEND APPROVAL ☐ RECOMMEND DENIAL ☐ NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY
FOR THE ACTION(S) REQUESTED AS INDICATED.


Randy F. Black
Historic Preservation Officer

City of Columbus, Ohio ▪ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433 ▪ www.columbus.gov

Revised 11/12 tmt