

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 4, 2015**

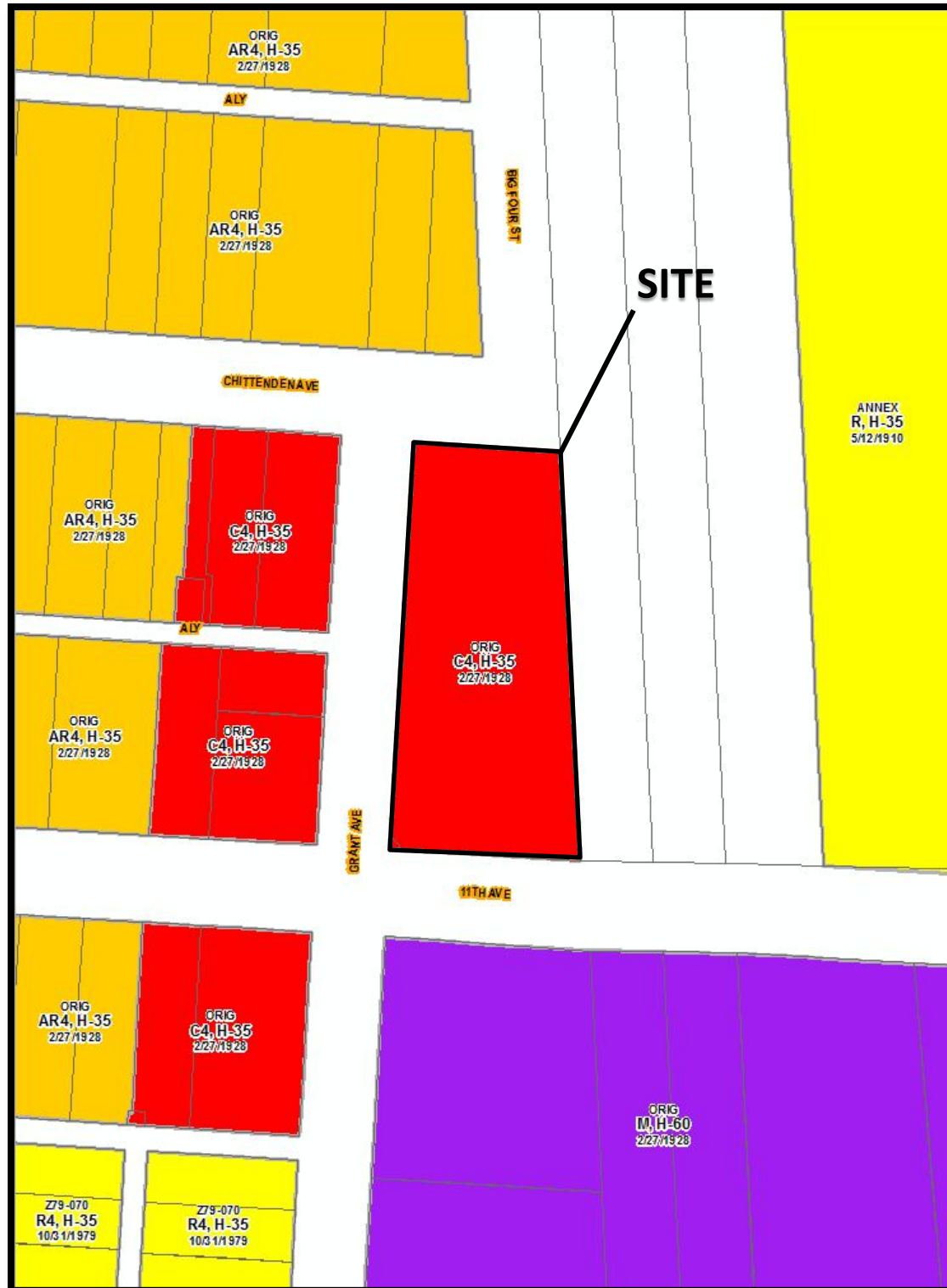
5.    **APPLICATION:**                   **Z15-011**  
      **Location:**                   **1530 NORTH GRANT AVENUE (43201)**, being 0.76± acres located at the northeast corner of North Grant and East Eleventh Avenues (010-066575; University Area Commission).  
  
      **Existing Zoning:**           C-4, Commercial District.  
      **Request:**                   AR-1, Apartment Residential District.  
      **Proposed Use:**           Multi-unit residential development.  
      **Applicant(s):**           Bhakti Bania, Architect; 2029 Riverside Drive, Suite 202; Columbus, OH 43221.  
      **Property Owner(s):**      13<sup>th</sup> & Indianola LLC, c/o LMS Inc.; 266 Chittenden Avenue; Columbus, OH 43201.  
      **Planner:**                   Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

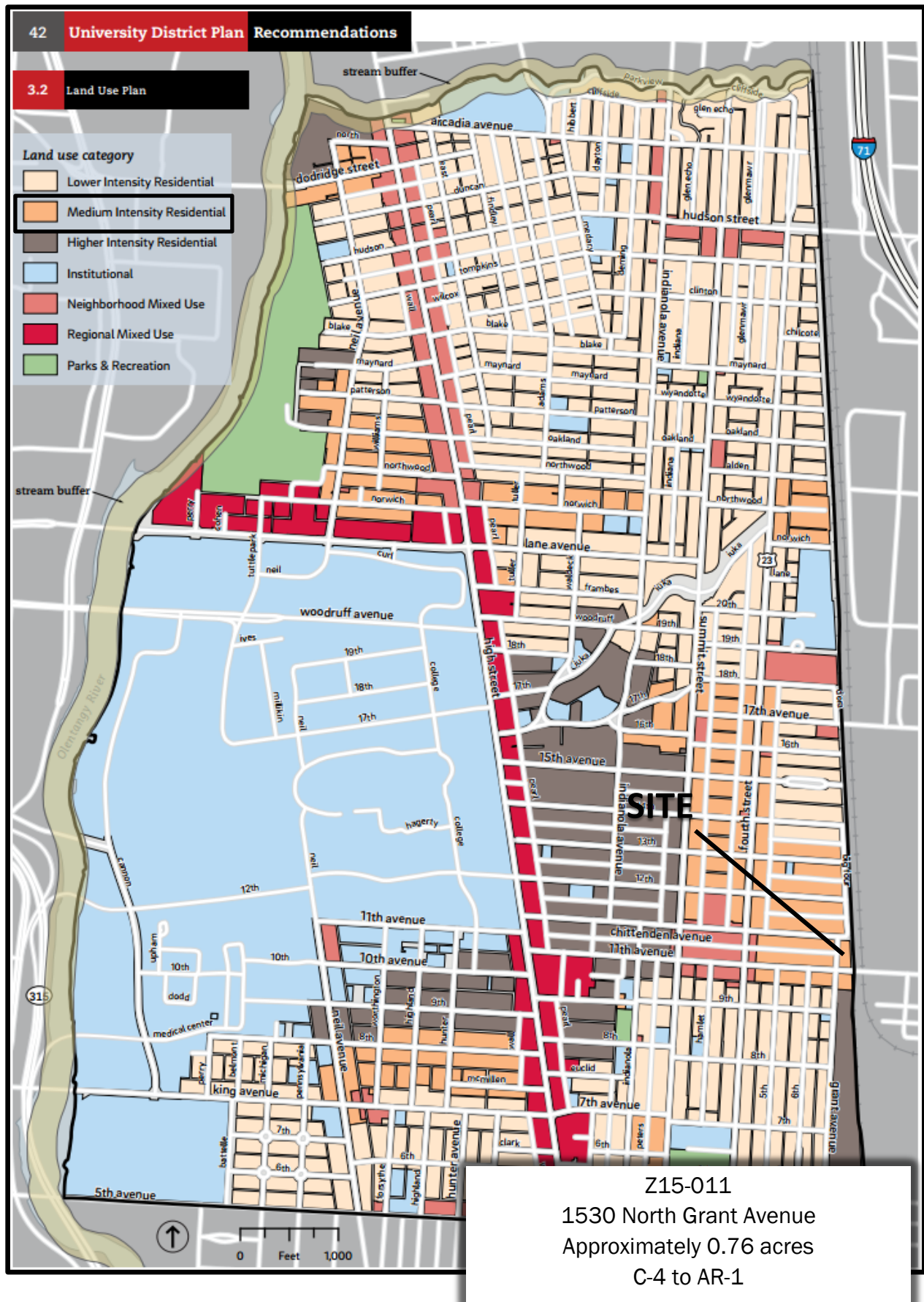
- The subject site is undeveloped and zoned in the C-4, Commercial District. The applicant proposes the AR-1, Apartment Residential District for a multi-unit residential development of sixteen units.
- To the north and west are single-unit, two-unit, and multi-unit dwellings in the AR-4, Apartment Residential District. To the south are commercial/manufacturing structures in the M, Manufacturing District. To the east across the railroad tracks are facilities for the Ohio Expo Center and State Fair.
- Companion CV15-012 has been filed to vary building lines and parking setback lines. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning area of the *University District Plan* (2015), which recommends medium intensity residential uses for the site. This classification includes single- and two-unit dwellings, and row house-style, and scattered-site multi-unit residential developments.
- The site is located within the boundaries of University Area Commission who recommends denial of the requested AR-1 zoning designation, though variances were recommended for approval.
- The *Columbus Thoroughfare Plan* identifies Eleventh Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline, and North Grant Avenue as a 2-1 arterial requiring a minimum of 30 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

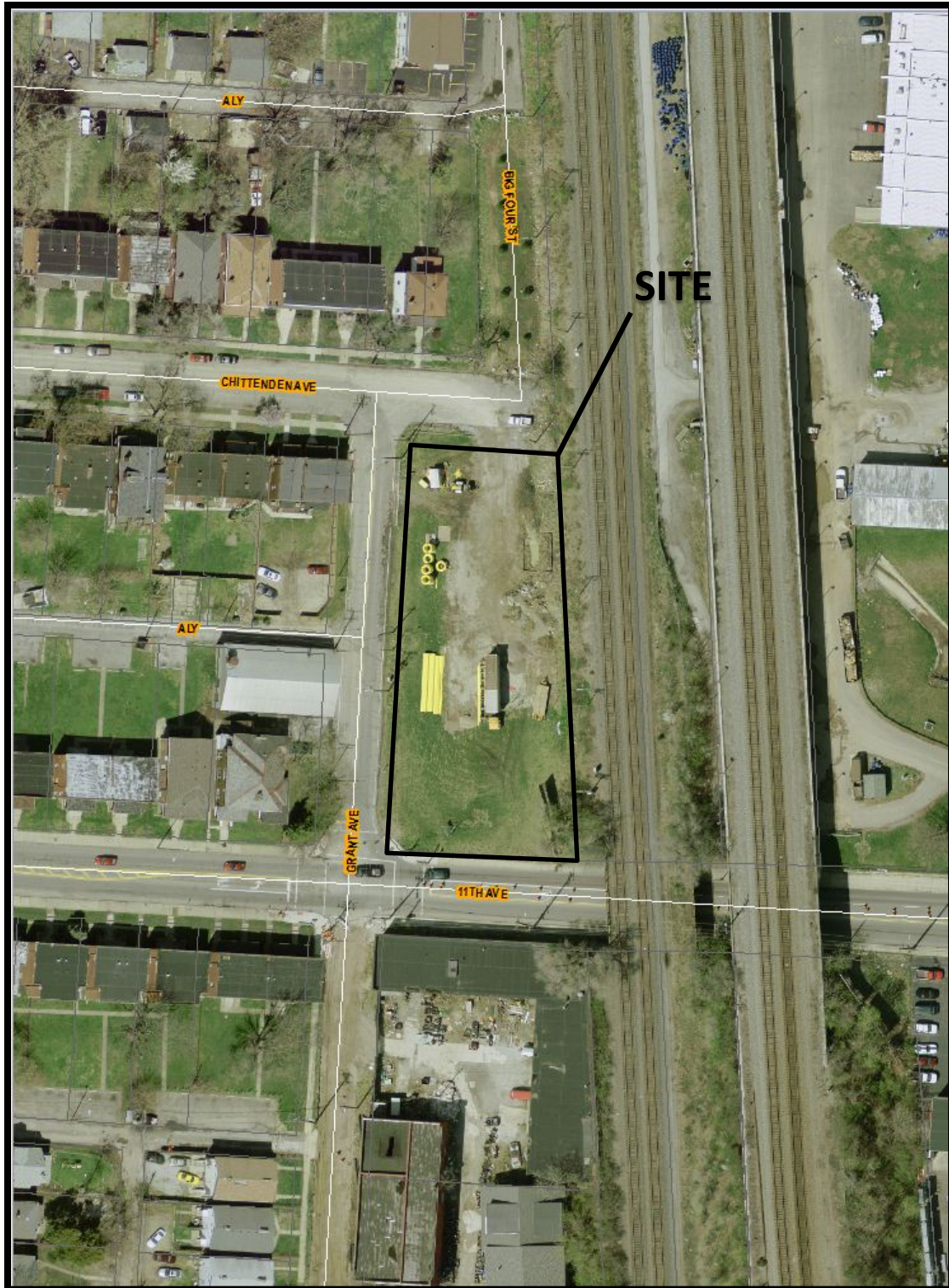
The requested AR-1, Apartment Residential District, and companion Council variance application (CV15-012), will allow two 8-unit apartment structures to be developed on the site. The request is compatible with the density and development standards of adjacent residential developments and businesses along the Eleventh Avenue corridor. The proposal is also consistent with the land use recommendations of the *University District Plan*.



Z15-011  
1530 North Grant Avenue  
Approximately 0.76 acres  
C-4 to AR-1







Z15-011  
1530 North Grant Avenue  
Approximately 0.76 acres  
C-4 to AR-1



City of Columbus  
Mayor Michael B. Coleman

## University Area Commission

Northwood High Building  
2231 North High Street  
Columbus, Ohio 43201  
(614) 441-8174  
[www.universityareacommission.org](http://www.universityareacommission.org)

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TO: Shannon Pine  
757 Carolyn Ave.  
Columbus, OH 43224  
Ph: 614-645-2208  
[spine@columbus.gov](mailto:spine@columbus.gov)

October 30, 2015

RE: 1530 N. Grant Avenue  
Council Variance: CV15-012  
Rezoning: Z15-011

Dear Ms. Pine:

This letter is to inform you that on October 21, 2015 the University Area Commission (UAC) voted to approve the request for a Council Variance for the new multi-unit apartment building proposed for 1530 Grant Avenue. The applicant met 3 times with the Zoning Committee and in the process revised the site plan to reduce the variances from 8 to 2:

- **Section 3372.565, Building Lines:**
  - Required setback from Grant = 30 FT.
  - Actual setback from Grant – North Bldg. = 11'-6", South Bldg. = 14'-9"
  - Required setback from 11th = 50 FT.
  - Actual setback from 11th = 10 FT.
  - Required setback from Chittenden = 25 FT.
  - Actual setback from Chittenden = 10 FT.
- **Section 3312.27, Parking Setback Line (2):**
  - Required parking setback = 25 FT. from R.O.W.
  - Actual parking setback is 7'-7" from 11th Avenue

The Zoning Committee very much appreciated the applicant's willingness to work with the committee to better align the project with the character of the neighborhood. Dividing the proposed structure into 2 buildings and adding sidewalk along Grant Avenue improved the scale and accessibility of the project. However, there was still concern that the project lacked the street engagement that neighboring properties have – front porches connected to public sidewalks. The Commission recommended providing walkways from the rear patios along Grant to the new sidewalk.

In terms of the rezoning, the UAC did not agree with the zoning committee's recommendations and voted to *disapprove* the request for a Rezoning. Although there was general approval for an apartment-type structure on this site, there was little understanding of why the property had to be rezoned *in addition* to granting the variances. The UAC, along with Weinland Park residents, had concerns over the increasing demolition of small neighborhood commercial areas and would prefer to keep the current zoning intact.

**Rezoning Z15-011: For – 4; Against – 5; Abstentions – 0.**  
**Council Variance CV15-009: For – 6; Against – 3; Abstentions – 0.**

Respectfully Submitted,  
*Susan LM Keeny*  
Susan Keeny  
UAC Zoning Committee Chair  
C: 937-479-0201

Rachel Beeman  
Craig Bouska\*  
Pasquale Grado\*  
Joyce Hughes  
Rory Krupp\*  
Colin Odden\*  
Sam Runta  
Michael Sharvin  
Deb Supelak  
Richard Talbot\*  
Steve Volkmann  
Tom Wildman\*

\*Denotes Zoning  
Committee member





City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # Z15-011

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] BHAKTI BANIA

Of [COMPLETE ADDRESS] 2029 RIVERSIDE DR, SUITE 202, COLUMBUS OH 4322  
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 formats

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. MARK DECELLO 8798 KILLIE CT DUBLIN OH 43017	2. ROBERT CORWIN 5294 SPRING GROVE CT POWELL OH 43065
3. JOHN HANKS c/o LMS INC. 266 CHITTENDEN AVE COLUMBUS OH 43201	4.

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

SIGNATURE OF AFFIANT Bhania

Subscribed to me in my presence and before me this 28 day of October, in the year 2015

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: 9-17-2015



OSSAMA HELAL  
Notary Public, State of Ohio  
My Comm. Expires Sept. 17, 2019

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

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer