

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 8, 2018**

- 8. APPLICATION: Z18-044 (RECONSIDERATION)**
Location: **6096 ASTOR AVENUE (43232)**, being 0.52± acres located on the north and south sides of Astor Avenue, 215± feet west of Brice Road (550-156022 and 550-156023; Far East Area Commission).
Existing Zoning: R-1, Residential District.
Request: R-2F, Residential District.
Proposed Use: Two-unit dwellings.
Applicant(s): Greg Chalfant; 5801 East Livingston Avenue; Columbus, OH 43232.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

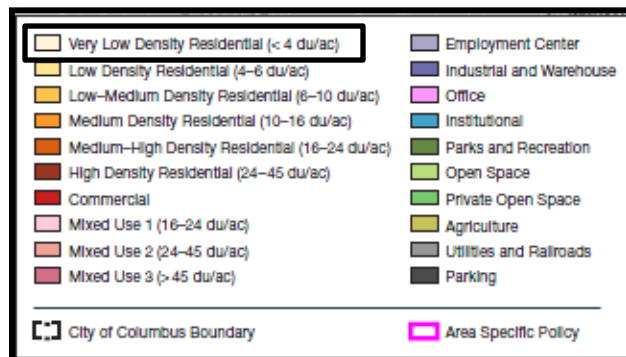
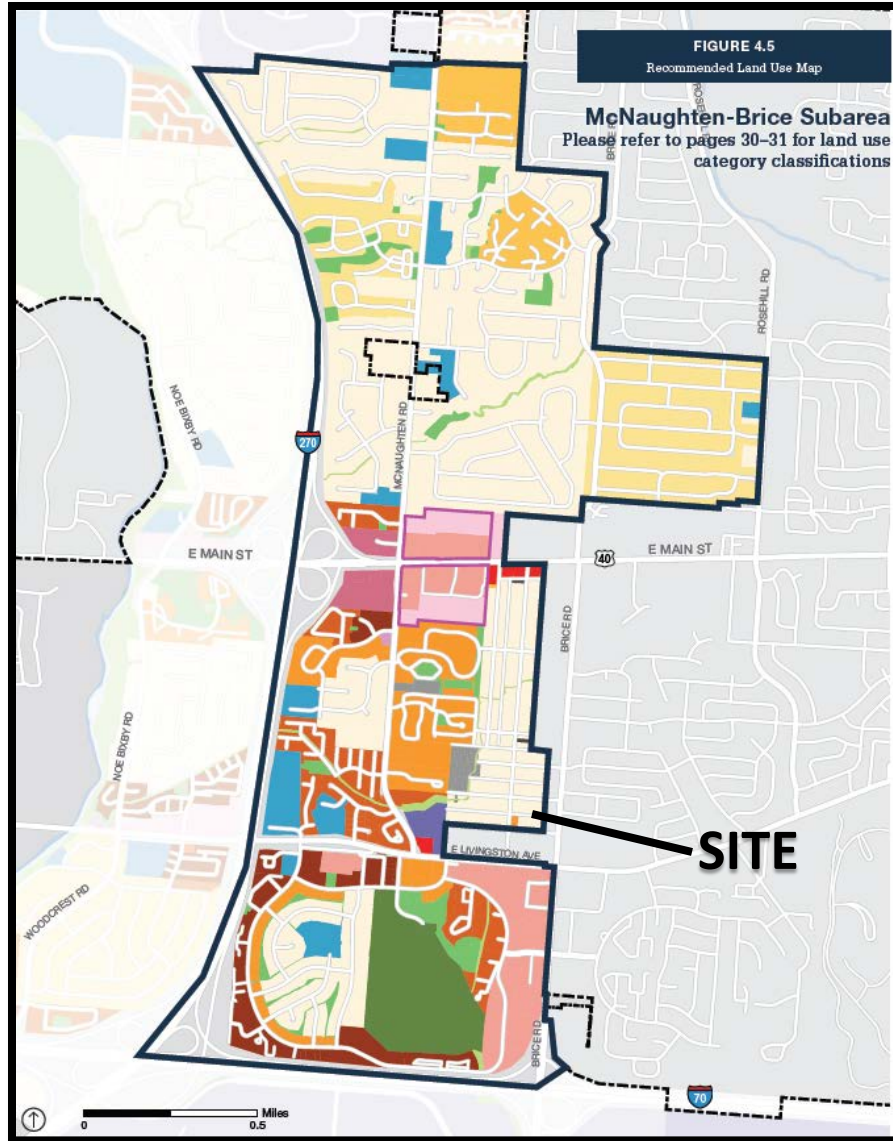
BACKGROUND:

- The 0.52± acre site consists of two undeveloped parcels zoned in the R-1, Residential District. The previous proposal consisted of seven parcels and received a recommendation of disapproval (4-1) at the October 2018 Development Commission meeting. The applicant has revised the request, and now proposes to rezone only the eastern-most parcels on the north and south sides of Astor Avenue to the R-2F, Residential District. The requested R-2F district permits single- or two-unit dwellings on each parcel.
- North, south, and west of the site are single-unit dwellings in the R-1, Residential District. East of the site, along Brice Road, are commercial uses zoned CO, Offices and Institutions District in Reynoldsburg.
- The site is within the boundaries of the *Far East Land Use Plan* (2018), which recommends “Very Low Density Residential” land uses at this location.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested R-2F, Residential District will allow single- or two-unit dwellings on both parcels. The *Far East Land Use Plan* recommends “Very Low Density Residential” land uses at this location. The revised proposal will only rezone two parcels along Astor Avenue to the R-2F, Residential District, permitting either single- or two-unit dwellings. Reduction in the number of parcels included and the ability to use the existing public alley to the east for site access results in staff approval.

Z18-044
6096 Astor Avenue
Approximately 0.52 acres
From R-1 to R-2F



Z18-044
6096 Astor Avenue
Approximately 0.52 acres
From R-1 to R-2F



Z18-044
6096 Astor Avenue
Approximately 0.52 acres
From R-1 to R-2F

From: [Larry Marshall](#)
To: [Dietrich, Timothy E.](#); [Cedar Run](#); [Cathy Nelson](#); [Erik and Cindy Watson](#); [LaCour, Lynne D.](#); [Derek Abner](#); [Portia Pulsifer](#); [Mark Hutsko](#); [Brittany Eddy](#); [Gene Tyree](#)
Subject: Re: Fwd: Property located at Astor Drive/Request to construct duplex residences. Z18-044
Date: Thursday, September 13, 2018 11:05:17 AM

Mr. Dietrich,

This is to advise that Application Z18-044 was reviewed by the FEAC on 9-4-18.

A quorum of 8 Commissioners were present.

The vote was unanimous to accept as presented.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #:

218-044

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

Greg Chalfant

of (COMPLETE ADDRESS) 5801 E. Livingston Ave

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

1. <u>Greg Chalfant</u> <u>5801 E. Livingston Ave</u> <u>Columbus, OH 43232</u> <u>614. 207. 6207</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 19th day of July, in the year 2018

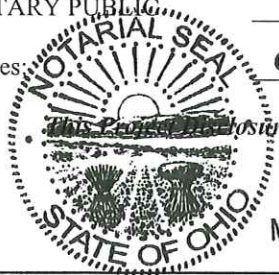
SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

CANDACE MCQUEEN 25, 2020

NOTARY PUBLIC



This Public Disclosure Statement Expires six months after date of notarization.

Recorded in

Cuyahoga County

My Comm. Exp. 3/25/2020

Notary Seal Here

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