

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 13, 2018**

1. **APPLICATION:** **Z18-060**
 Location: **1640 MOUND STREET (43205)**, being 0.81± acres located at the northwest corner of East Mound Street and Seymour Avenue (010-028139; Near East Area Commission).

 Existing Zoning: R-3, Residential District.
 Request: AR-2, Apartment Residential District.
 Proposed Use: Multi-unit residential development.
 Applicant(s): Juliet Bullock; 1182 Wyandotte Road; Columbus, OH 43212.
 Property Owner(s): Hammer Out Homes; 2800 West State Route 84, Suite 118; Fort Lauderdale, FL 33312.

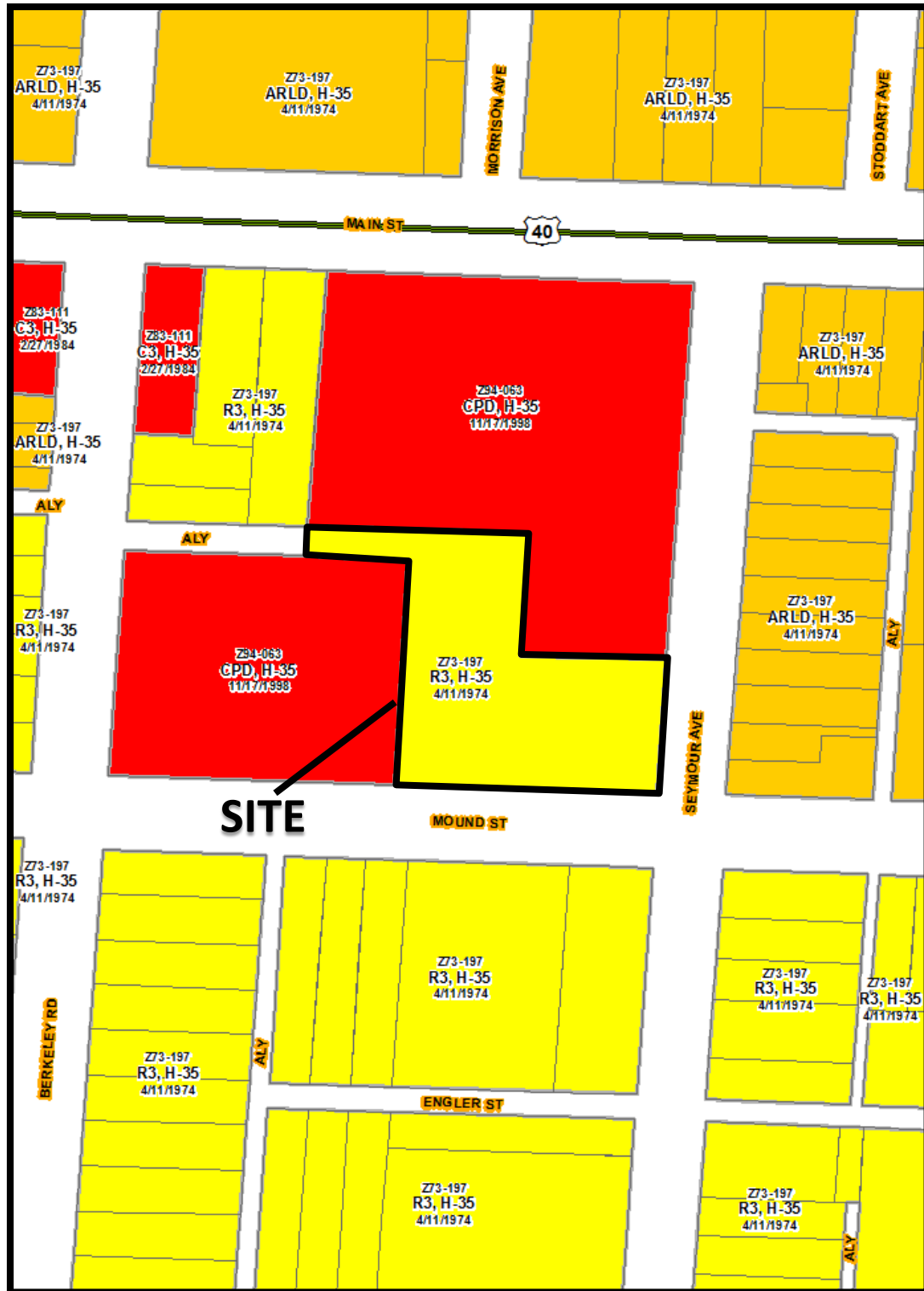
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 0.81± acre site consists of one parcel zoned in the R-3, Residential District and developed with a historic building that was associated with the adjacent religious facility. The applicant proposes a lot split resulting in two parcels. The western parcel, Subarea A, will be 0.54± acres and will convert the existing historical building into a 22 -unit apartment building (40.74 dwelling-units per acre). The eastern parcel, Subarea B, will be 0.26± acres and developed with a new apartment building containing 12 units (46.15 dwelling-units per acres).
- North of the site is a religious facility in the CPD, Commercial Planned Development District. South of the site are multi-unit residential buildings in the R-3, Residential District. East of the site are a mixed-use building and single-unit dwellings in the ARLD, Apartment Residential District. West of the site is a historic school building in the CPD, Commercial Planned Development District.
- Concurrent CV18-080 has been filed to reduce the building setback lines, maximum side yard, minimum required side yards, and vision clearance triangle. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Near East Area Plan* (2005), which does not contain specific land use recommendations for this location. The Plan does state that in general, housing types and density should be consistent with the housing types and densities found in the surrounding area. The Plan also recommends that historic church buildings should be preserved or repurposed.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-2, Apartment Residential District will permit a residential development that includes converting a historic building into a 22 -unit apartment building and a new apartment building containing 12 units. The proposed development is consistent with adjacent densities and housing types and also repurposes a historic church building, as recommended by the *Near East Area Plan*.



Z18-060
1640 East Mound Street
Approximately 0.81 acres
From R-2F to AR-1 and AR-2



Z18-060
1640 East Mound Street
Approximately 0.81 acres
From R-2F to AR-1 and AR-2



Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

CV18-080 / Z18-060

Address

1640 Edmund St. 43205

Group Name

NEAR EAST AREA Commission

Meeting Date

Nov 8, 2018

Specify Case Type

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

Recommendation

(Check only one)

- ☐ Approval
☐ Disapproval

NOTES:

Approval with the stipulation that the marble in the bathroom/shower room be repurposed for kitchen, vanities and restroom usage.

Vote

14-0-0

Signature of Authorized Representative

Matthew D. Bull

Recommending Group Title

CHAIN AREA

Daytime Phone Number

614-582-3053

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.



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 #: 218-060

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Juliet Bullock
of (COMPLETE ADDRESS) 1182 Wyandotte Rd Columbus 43212
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>Marcio Kawffmann</u> <u>2800 W. Stc Rd. 84 Ste 118</u> <u>Fort Lauderdale, FL</u> <u>33312</u>	2.
3. <u>Christina Souza</u> <u>2800 W. Stc Rd 84 Ste 118</u> <u>Fort Lauderdale, Florida</u> <u>33312</u>	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 22 day of September, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



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

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Please make all checks payable to the Columbus City Treasurer