

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 14, 2019**

- 1. APPLICATION: Z18-082**
Location: **4203 SULLIVANT AVENUE (43228)**, being 0.12± acres located on the south side of Sullivant Avenue, 300± feet east of Georgesville Road (010-122180; Greater Hilltop Area Commission).
Existing Zoning: R-4, Residential District.
Request: C-3, Commercial District (H-35).
Proposed Use: Parking lot.
Applicant(s): Jeanne Cabral; 2939 Bexley Park Road; Columbus, OH 43209.
Property Owner(s): Antonion Xenikis and William Ayars; 4215 Sullivant Avenue; Columbus, OH 43228.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

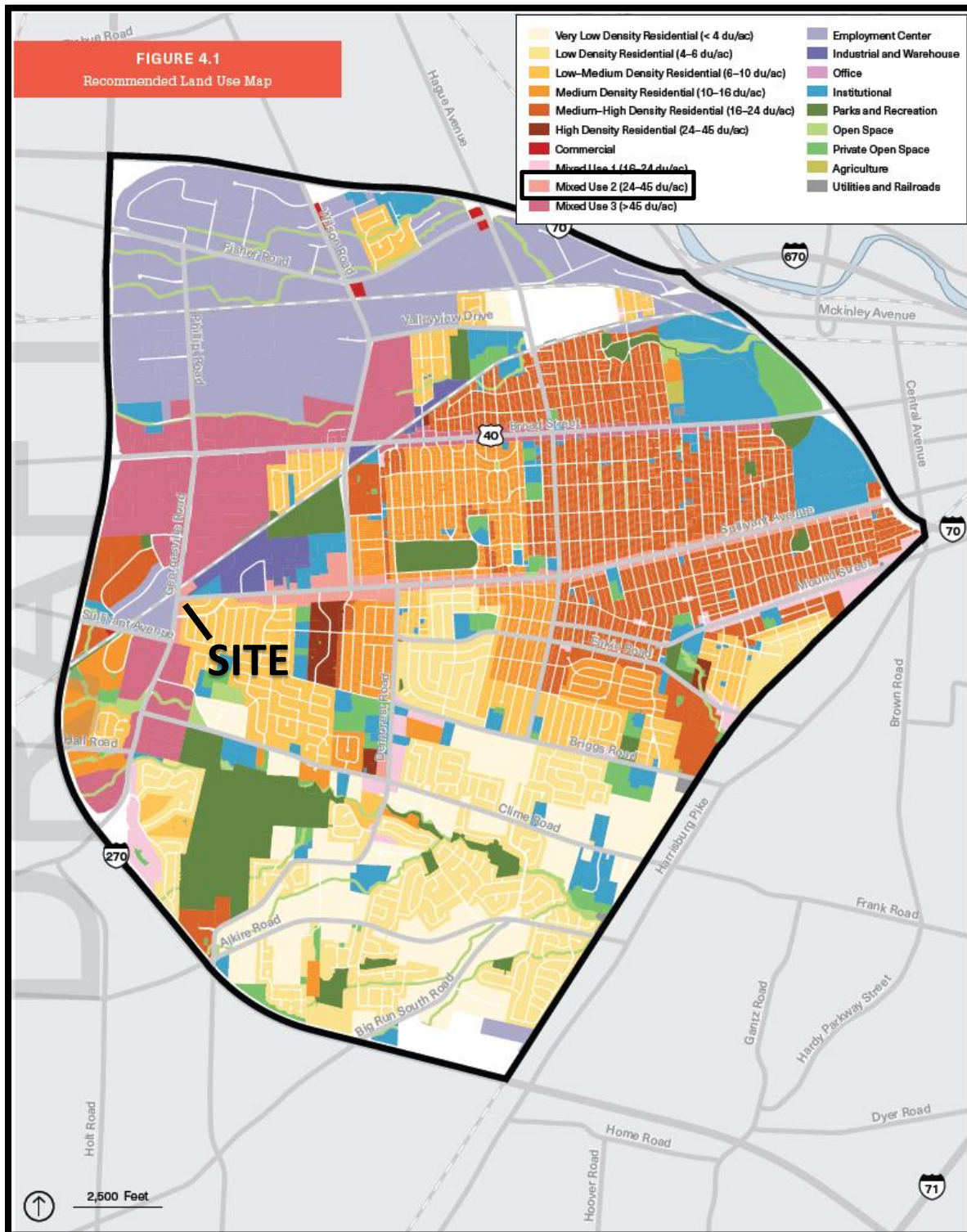
- The site is developed with a parking lot in the R-4, Residential District. The applicant is requesting the C-3, Commercial District to legitimize the parking lot which was established without permits or zoning clearance, and to also permit future commercial development. If this rezoning is approved, the applicant will combine the subject parcel with the property to the west (PID 010-122505).
- To the north of the site, across Sullivant Avenue, is a commercial development and fire station in Franklin Township. To the south and east are single-unit dwellings in the R-2, Residential and R-4, Residential districts, respectively. To the west is a veterinary hospital in the L-C-4, limited commercial district.
- The site is located within the boundaries of the *Hilltop Land Use Plan* (2019) which recommends “Mixed Use 2” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Greater Hilltop Area Commission whose recommendation had not been provided at the time this report was finalized.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested C-3, Commercial District will allow a commercial development that is compatible with the development standards of adjacent commercial developments. The proposal is consistent with the land use recommendations of the Greater Hilltop Plan Amendment. Additionally, Planning Staff is supportive of the use as landscaping and screening of the parking lot will be implemented per Zoning Code requirements.

Z18-082
4203 Sullivant Avenue
Approximately 0.12 acres
R-4 to C-3

Hilltop Land Use Plan (2019)



Z18-082
4203 Sullivan Avenue
Approximately 0.12 acres
R-4 to C-3



Z18-082
4203 Sullivant Avenue
Approximately 0.12 acres
R-4 to C-3

DEPARTMENT OF BUILDING
AND ZONING SERVICES**Standardized Recommendation Form**757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number

Z18-082

Address

4203-4205 Sullivant Ave.

Group Name

Jeanne Cabral, Architect

Meeting Date

11-12-19

Specify Case Type

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

Recommendation

(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Commissioners were supportive. As a separate issue some commissioners would like to see improved sidewalks in this part of Sullivant Ave.

Vote

12-Yes 3-No

Signature of Authorized Representative

Scott W. Stockman

Recommending Group Title

Greater Hilltop Area Commission

Daytime Phone Number

(614) 327-3772

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, 757 Carolyn Avenue, Columbus, Ohio 43224.

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 checks payable to the Columbus City Treasurer

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 #: Z18-082

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JEANNE M. CABRAL

of (COMPLETE ADDRESS) 2939 BEXLEY PARK ROAD COLUMBUS, OH 43209

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. ANTONIOS XENIKIS 4215 SULLIVANT AVE. COLUMBUS, OH 43228 614-989-1717 5 EMPLOYEES	2. WILLIAM AYARS 4215 SULLIVANT AVE. COLUMBUS, OH 43228 614-276-6324
3. NA	4. NA

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

SIGNATURE OF AFFIANT

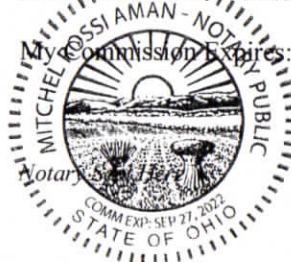
Jeanne M. Cabral

Subscribed to me in my presence and before me this 24 day of September, in the year 2019

SIGNATURE OF NOTARY PUBLIC

[Signature]

09/27/2022



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

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