

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 12, 2020**

- 4. APPLICATION: Z19-085**
Location: **377-387 LECHNER AVE. (43223)**, being 0.22± acres located on the west side of Lechner Avenue, 160± feet north of Sullivant Avenue (010-002953; Greater Hilltop Area Commission).
Existing Zoning: R-3, Residential District.
Request: AR-2, Apartment Residential District (H-35).
Proposed Use. Multi-unit residential development.
Applicant(s): Emelia Richter; 3499 Main Street; Hilliard, OH 43026.
Property Owner(s): Open H Investments, LLC; 1985 W. Henderson Road, #2080; Columbus, OH 43220.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 0.22± acre site consists of one parcel developed with a 12-unit apartment building that is zoned in the R-3, Residential District. The applicant requests the AR-2, Apartment Residential District to secure proper zoning for this nonconforming use.
- To the north of the site are a two-unit dwelling and a single-unit dwelling in the R-3, Residential District. To the east across Lechner Avenue are single-unit dwellings in the R-3, Residential District, and a two-unit dwelling in the C-4, Commercial District. To the south is a mixed-use building in the C-4, Commercial District. To the west are a two unit dwelling and a four-unit dwelling in the R-3, Residential District.
- This site is within the planning boundaries of the *Hilltop Land Use Plan* (2019), which recommends “Medium-High Density” (16-24 units/acre) residential uses at this location and includes adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Greater Hilltop Area Commission whose recommendation was pending at the time this report was finalized.*

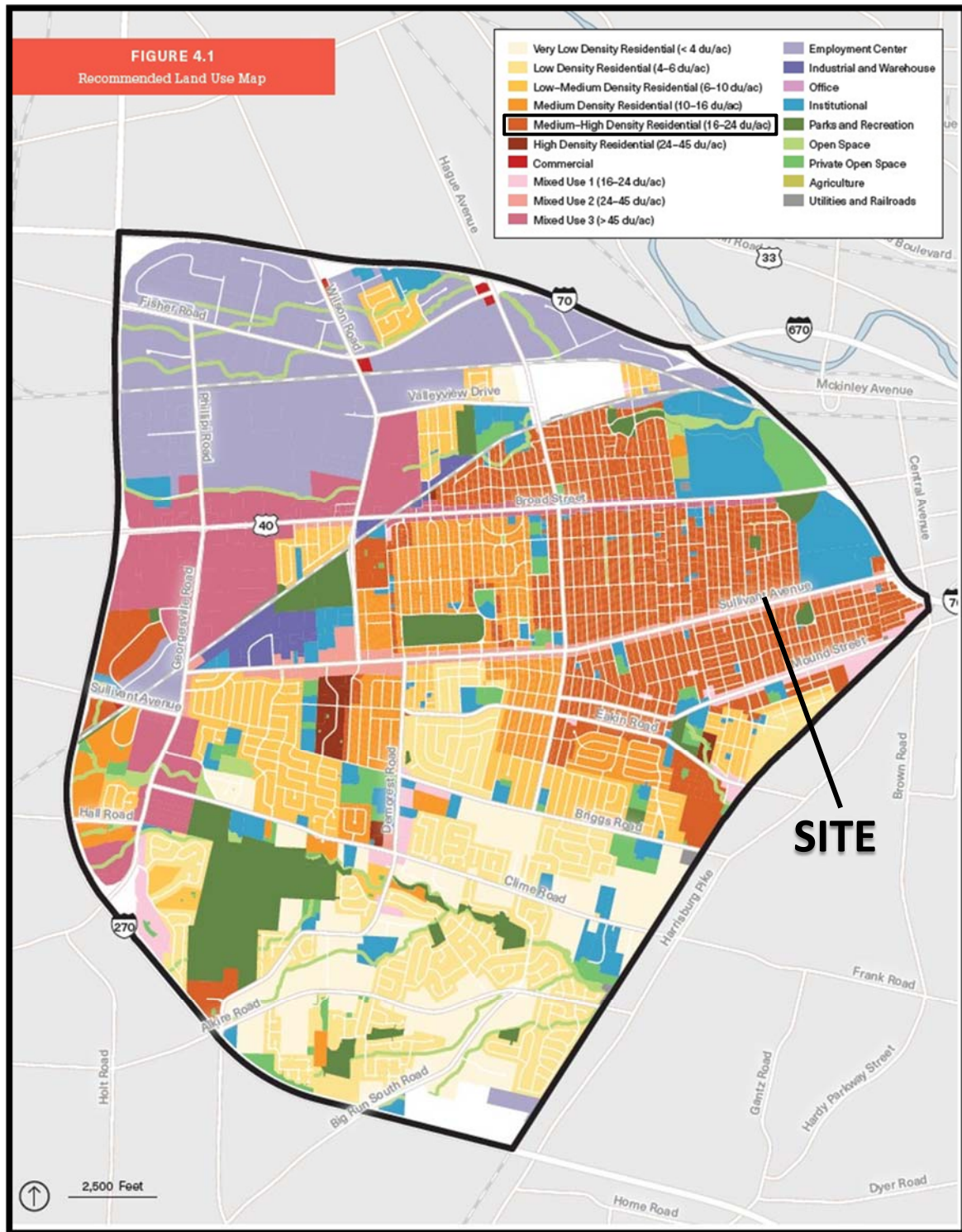
CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested AR-2, Apartment Residential District will secure proper zoning for an existing 12-unit apartment building. While the *Hilltop Land Use Plan* recommends medium-high density residential uses for this parcel, and the existing density of 54.5 unit/acre is within the “Very High Density” category of the Plan, Planning Division staff recognizes that the requested zoning conforms the existing use for a contributing structure. C2P2 Design Guidelines encourage building owners and developers to conserve and rehabilitate historic buildings and architectural elements. Planning Division staff encourages the applicant to consult with the Historic Preservation Office for any exterior work that may be performed on the building.

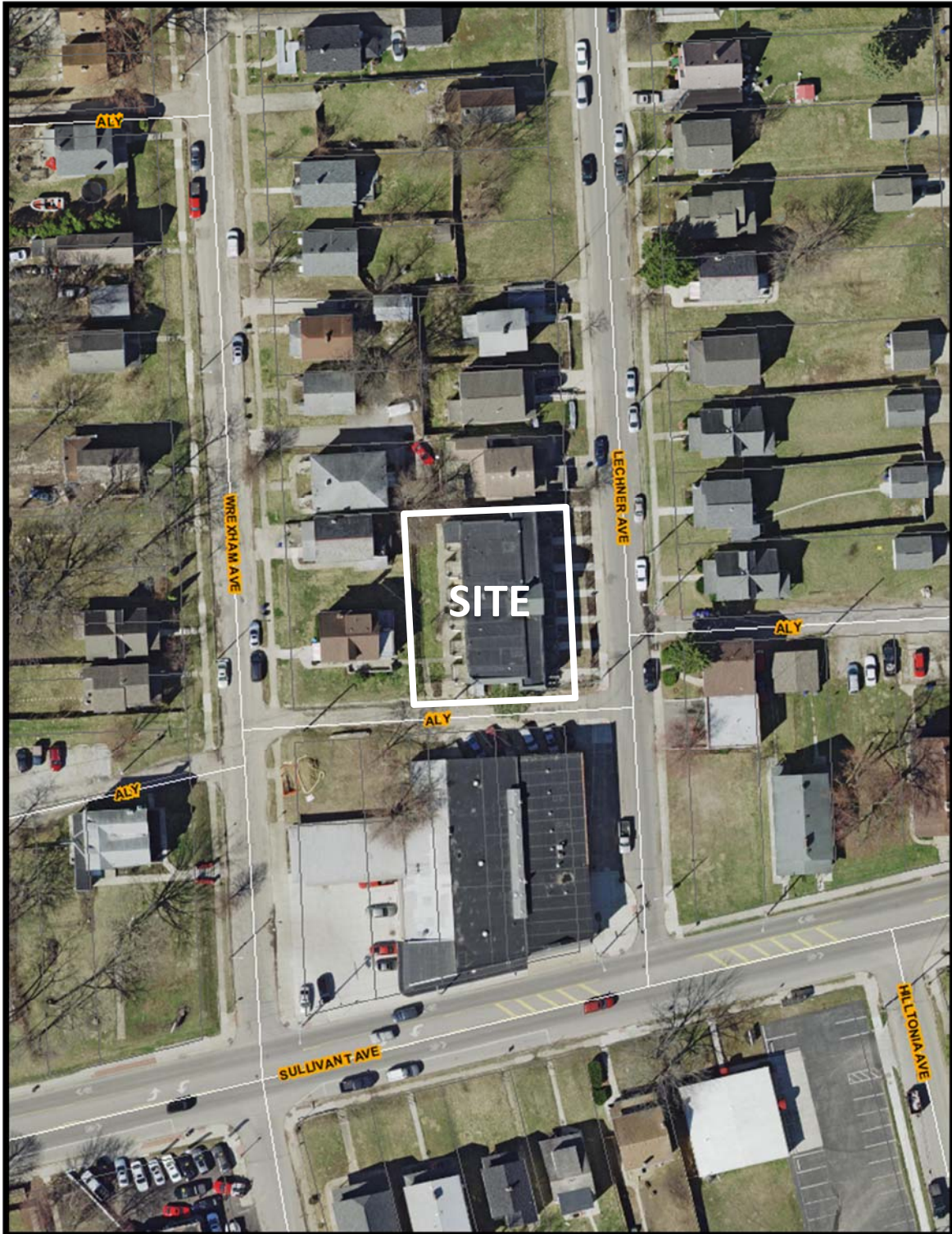
*Greater Hilltop Area Commission Recommendation has been received and is for approval.



Z19-085
377-387 Lechner Ave.
Approximately 0.22 acres
R-3 to AR-2



Z19-085
377-387 Lechner Ave.
Approximately 0.22 acres
R-3 to AR-2



Z19-085
377-387 Lechner Ave.
Approximately 0.22 acres
R-3 to AR-2

Standardized Recommendation Form

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

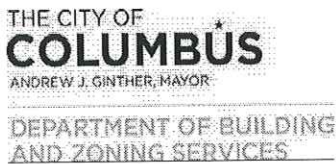
Case Number	<u>Z19-085</u>
Address	<u>377-387 Lechner</u>
Group Name	<u>Greater Hilltop Area Commission</u>
Meeting Date	<u>3-3-20</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

NOTES: The area commission supported this zoning change because it was zoned incorrectly from the start.

The commission looks forward to meeting with this group in the future to discuss this project as it is ongoing.

Vote	<u>12-2</u>
Signature of Authorized Representative	<u>Scott W. Stockman</u>
Recommending Group Title	<u>Greater Hilltop Area Commission</u>
Daytime Phone Number	<u>614 327 3772</u>

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.

**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 #: 219-085STATE OF OHIO
COUNTY OF FRANKLIN**Emelia Richter**Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) 345 Iris Trail Dr. Galloway, OH 43119

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. Emelia Richter 3499 Main St. Hilliard, OH 43026	2. Oren H Investments LLC 1985 W Henderson Rd #2080 Columbus, OH 43220
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25 day of November, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Jan. 16, 2022***This Project Disclosure Statement expires six months after date of notarization.***

KYLE ZABOROWSKI
 Notary Public, State of Ohio
 My Comm. Expires Jan. 16 2022

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