



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 0108-2020, **Version:** 1

Rezoning Application: Z19-073

APPLICANT: Stephanie Hayward; 405 North Front Street; Columbus, OH 43215.

PROPOSED USE: Four-unit dwelling.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0-1) on January 9, 2020.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

HISTORIC RESOURCES COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a four-unit dwelling that was converted to a religious facility in the C-4, Commercial District. The applicant is requesting the R-4, Residential District to convert the building back to a four-unit dwelling. The site is located within the boundaries of *Near East Area Plan* (2005), which recommends "Higher Density Residential/Mixed Use" land uses for this location. The request is consistent with the Plan's land use recommendations, and is compatible with the surrounding residential development.

To rezone **1233 E. MAIN ST. (43205)**, being 0.29± acres located on the south side of East Main Street, 100± feet east of Wilson Avenue, **From:** C-4, Commercial District, **To:** R-4, Residential District (Rezoning #Z19-073).

WHEREAS, application #Z19-073 is on file with the Department of Building and Zoning Services requesting rezoning of 0.29± acres from C-4, Commercial District, to R-4, Residential District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the Near East Area Commission recommends approval of said zoning change; and

WHEREAS, the Historic Resources Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested R-4, Residential District will allow a four-unit dwelling that is consistent with the land use recommendations of the *Near East Area Plan*; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1233 E. MAIN ST. (43205), being 0.29± acres located on the south side of East Main Street, 100± feet east of Wilson Avenue and being more particularly described as follows:

Situated in the County of Franklin, State of Ohio, and City of Columbus, being Lot No. 3 and 27 feet off of the West side of Lot no. 4 of W.A. Neil's Alemannia Addition to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, Page 71, Recorder's Office, Franklin County, Ohio

Parcel No.: 010-004143-00

To Rezone From: C-4, Commercial District

To: R-4, Residential District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the R-4, Residential District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Department of Building and Zoning Services.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.