



City of Columbus

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

Legislation Text

File #: 1045-2007, **Version:** 2

REZONING APPLICATION: Z07-017

APPLICANT: Lara L. Price; 369 West Third Avenue; Columbus, Ohio 43201.

PROPOSED USE: Two-family dwelling.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on June 14, 2007.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.11± acre site is developed with a non-conforming two-family dwelling and zoned in the C-4, Commercial and R-4, Residential Districts. The applicant is requesting the R-4, Residential District for the entire property to make the existing two-family dwelling a permitted use. The *Harrison West Plan* (2005) recommends neighborhood retail uses for the site. The neighborhood includes a mixture of single-family, two-family and commercial uses. A deviation from the plan is appropriate, in this case, due to the existing dwelling and the mixture of uses in the area. The proposed rezoning is compatible with the zoning and development patterns of the area.

To rezone **367 WEST THIRD AVENUE (43201)**, being 0.11± acres located on the south side of West Third Avenue, 130± feet east of Pennsylvania Avenue, **From:** C-4, Commercial and R-4, Residential Districts, **To:** R-4, Residential District **and to declare an emergency.** (Rezoning # Z07-017)

WHEREAS, application #Z07-017 is on file with the Building Services Division of the Department of Development requesting rezoning of 0.11± acres from C-4, Commercial and R-4, Residential Districts, to R-4, Residential District; and

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

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction to condo this property as soon as possible for the immediate preservation of the public peace, property, health and safety; and

WHEREAS, the City Departments recommend approval of said zoning change because the proposed rezoning is compatible with the zoning and development patterns of the area. The 0.11± acre site is developed with a non-conforming two-family dwelling and zoned in the C-4, Commercial and R-4, Residential Districts. The applicant is requesting the R-4, Residential District for the entire property to make the existing two-family dwelling a permitted use. The neighborhood includes a mixture of single-family, two-family and commercial uses, 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 No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

367 WEST THIRD AVENUE (43201), being 0.11± acres located on the south side of Third Avenue, 130± feet east of Pennsylvania Avenue, and being more particularly described as follows:

Situated in the County of Franklin, in the State of Ohio and in the City of Columbus:

Being forty and four-tenths (40.4) feet off of the east end of each of Lots numbered Three Hundred (300), Three Hundred One (301), Three Hundred Two (302), and Three Hundred Three (303), of COLLINS ATKINSON AND GUITNER'S SECOND ADDITION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 153, Recorder's Office, Franklin County, Ohio. Said premises front forty and four-tenths (40.4) feet on Third Avenue and Have a depth of 120 feet, except ten (10) feet off of the south end of Lot Number Three Hundred Three (303) to be used with other said lots as private ally.

Parcel No. 010-6034
Known as: 367 W. Third Avenue, Columbus, OH 43201

To Rezone From: C-4, Commercial and R-4, Residential Districts,

To: R-4, Residential District.

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

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

SECTION 4. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~ **That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.**