



City of Columbus

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

Legislation Text

File #: 0444-2014, **Version:** 2

Rezoning Application Z13-064

APPLICANT: Douglas Graff, Atty; 60 E. Rich Street; Columbus, OH 43215.

PROPOSED USE: Commercial.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on February 13, 2014.

ITALIAN VILLAGE COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a church and zoned in the R-4, Residential District. The requested C-4, Commercial District will allow commercial development, although the applicant intends to use the property for office use. The request is consistent with the *Italian Village East Plan (2000)* with respect to land use recommendations, and with the zoning and development patterns of the area.

To rezone **1066 N. HIGH STREET (43201)**, being 0.31± acres located on the east side of N. High Street, 20± feet north of E. 3rd Avenue, **From:** R-4, Residential District, **To:** C-4, Commercial District (Rezoning # Z13-064).

WHEREAS, application #Z13-064 is on file with the Department of Building and Zoning Services requesting rezoning of 0.31± acres from R-4, Residential District, to the C-4, Commercial District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the request is consistent with the *Italian Village East Plan (2000)* with respect to land use recommendations, and with the zoning and development patterns of the area; 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:

1066 N. HIGH STREET (43201), being 0.31± acres located on the east side of N. High Street, 20± feet north of E. 3rd Avenue, and being more particularly described as follows:

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

Being parts of lots numbers 1, 2 and 3 of "Third Ave. M.E. Church" Plat (Plat Book 3, Page 357), part of lots numbers 36 and 37 of "Mt. Pleasant" Addition (Plat Book 1, Page 9) as recorded in the Franklin County, Ohio Recorder's Office and

being further bounded and described as follows:

Beginning at an iron spike set in the concrete sidewalk at the intersection of the present east line of North High Street with the north line East Third Avenue; thence north 8 deg. 43'03" west along the said east line of North High Street 197.39 feet to an iron pin found;

Thence south 87 deg. 20'21" east along a line parallel to the north line of East Third Avenue, 143.10 feet to an iron pipe set on the west line of an alley;

Thence south 8 deg. 43'03" east along the west line of the said alley, 69.00 feet to an iron pipe set at the point of intersection of the west line of the said alley with the north line of another alley;

Thence north 87 deg. 20'21" west along the north line of the latter alley (passing an iron pipe set on the centerline extended northward of a vacated 10 foot wide alley at 27.54 feet) 32.54 feet to an iron spike set in concrete;

Thence south 2 deg. 51'54" east 11.82 feet to a scratch mark on the west edge of a concrete sidewalk, at the northwest corner of the said vacated alley, vacated by Columbus City Ordinance 35,824 on December 1, 1924;

Thence south 87 deg. 20'21" East 5.00 feet to an iron pipe set on the centerline of the said vacated alley;

Thence south 2 deg. 51'54" east along the said centerline of the vacated alley, 114.65 feet to an iron pipe found on the north line of East Third Avenue;

Thence north 87 deg. 20'21" west along the north line of East Third Avenue 102.42 feet to the point of beginning, containing 23.338 square feet or 0.5358 acre of land.

To Rezone From: R-4, Residential District

To: C-4, Commercial District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the C-4, Commercial 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.