



# City of Columbus

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

## Legislation Text

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**File #:** 0242-2020, **Version:** 1

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### **Rezoning Application Z19-079**

**APPLICANT:** Brenda Parker; 415 North Front Street; Columbus, OH 43215.

**PROPOSED USE:** Single-unit dwelling.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on January 9, 2020.

**COLUMBUS SOUTHSIDE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of a single undeveloped parcel in the C-4, Commercial District. The applicant is requesting the R-2F, Residential District to permit the development of a single-unit dwelling. The site is within the planning boundaries of the *South Side Plan* (2014), which recommends neighborhood mixed-use land uses at this location, and is within an area that has adopted *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). The proposed dwelling unit is consistent with the Plan's land use recommendation and does not represent an introduction of an incompatible land use to the surrounding neighborhood. A concurrent Council Variance (Ordinance #0243-2020; CV19-105) has been filed to increase the permitted lot coverage, reduce the building lines, and reduce the required rear yard.

To rezone **1420 S. 4TH ST. (43207)**, being 0.10± acres located at the northeast corner of South 4<sup>th</sup> Street and East Jenkins Avenue, **From:** C-4, Commercial District, **To:** R-2F, Residential District (Rezoning #Z19-079).

**WHEREAS**, application #Z19-079 is on file with the Department of Building and Zoning Services requesting rezoning of 0.10± acres from C-4, Commercial District, to the R-2F, Residential District; and

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

**WHEREAS**, the Columbus Southside Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the proposed dwelling unit is consistent with the *South Side Plan*'s land use recommendations and will not add an incompatible use to the neighborhood; 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:

**1420 S. 4TH ST. (43207)**, ), being 0.10± acres located at the northeast corner of South 4<sup>th</sup> Street and East Jenkins Avenue, and being more particularly described as follows:

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

Being Lot Number Seventy-Five (75) and 15.65 feet off of the North side of Lot Number Seventy-Six (76), and except 40 feet off of the rear or east end of each side lots of Warren and Jenkins' Marion Addition, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 348, Recorder's Office, Franklin County, Ohio.

Property Parcel: 010-041001.

Property Address: 1420 S. 4<sup>th</sup> St. Columbus, OH 43207.

**To Rezone From:** C-4, Commercial District

**To:** R-2F, Residential District

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the R-2F, 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.