



City of Columbus

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

Legislation Text

File #: 1151-2024, **Version:** 1

Rezoning Application: Z24-009

APPLICANT: Habitat for Humanity Mid-Ohio; c/o Sarah Arnold; 6665 Busch Boulevard; Columbus, OH 43229.

PROPOSED USE: Single-unit dwelling.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on April 11, 2024.

NORTHEAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of an undeveloped parcel in the C-4, Commercial District. The requested R-3, Residential District will allow construction of a single-unit dwelling. The proposed R-3 district is consistent with the *Northeast Area Plan's* (2007) recommendation for "Low Density Residential" land uses at this location, and will not add an incompatible use the neighborhood.

To rezone **1848 ABERDEEN AVE. (43211)**, being 0.20± acres located on the north side of Aberdeen Avenue, 362± feet west of Joyce Avenue, **From:** C-4, Commercial District, **To:** R-3, Residential District (Rezoning #Z24-009).

WHEREAS, application #Z24-009 is on file with the Department of Building and Zoning Services requesting rezoning of 0.20± acres from C-4, Commercial District, to R-3, Residential District; and

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

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

WHEREAS, the City Departments recommend approval of said zoning change because the requested R-3, Residential District will allow a single-unit dwelling on an undeveloped parcel, consistent with the land use recommendation of the *Northeast 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 No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1848 ABERDEEN AVE. (43211), being 0.20± acres located on the north side of Aberdeen Avenue, 362± feet west of Joyce Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being lot 5 and part of lot 6 of East Linden Park Place, of record in Plat Book 9, page 14, and being conveyed to Central Ohio Community Improvement Corporation, by deed of record in Instrument Number 201612090169509, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning, at a rebar set, at the southwesterly corner of said lot 5, the southeasterly corner of lot 4 of said East Linden Park Place, and on the northerly line of Aberdeen Avenue (75 feet wide, P.B. 9, Pg. 14);

Thence North 04°10'53" East, a distance of 140.10 feet, along the line common to said lots 4 and 5, to a rebar set, at the northerly common corner of said lots 4 and 5, and on the southerly line of a 19 feet wide alley (P.B. 7, Pg. 10);

Thence South 86°24'00" East, a distance of 60.00 feet, along the line common to said lot 5 and said alley, and the northerly line of said lot 6, to a rebar set, at the northeasterly corner of said Central Ohio Community Improvement Corporation tract, and the northwesterly corner of a tract of land conveyed to WREF III LOAN 8, LLC, by deed of record in Instrument Number 202402090014157;

Thence South 04°10'53" West, a distance of 140.40 feet, along the line common to said Central Ohio Community Improvement Corporation and WREF III LOAN 8, LLC tracts, to a point, referenced by a 3/4 inch iron pin found North 59°50'30" West, a distance of 0.39 feet, at the southerly common corner of said Central Ohio Community Improvement Corporation and WREF III LOAN 8, LLC tracts, on the southerly line of said lot 6, and the northerly line of said Aberdeen Avenue;

Thence North 86°06'41" West, a distance of 60.00 feet, along the southerly line of said lot 5 and 6, and the northerly line of said Aberdeen Avenue, to the Point of Beginning, containing 0.193 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The above description is based on an actual field survey performed in January of 2024.

Parcel Number: 010-069498

Property Address: 1848 Aberdeen Avenue, Columbus, OH 43211

To Rezone From: C-4, Commercial District,

To: R-3, Residential District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the R-3, Residential District on this property.

SECTION 3. That the Director of the Department of Building and Zoning be, and is hereby authorized and directed to make the said changed 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.