

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 14, 2008**

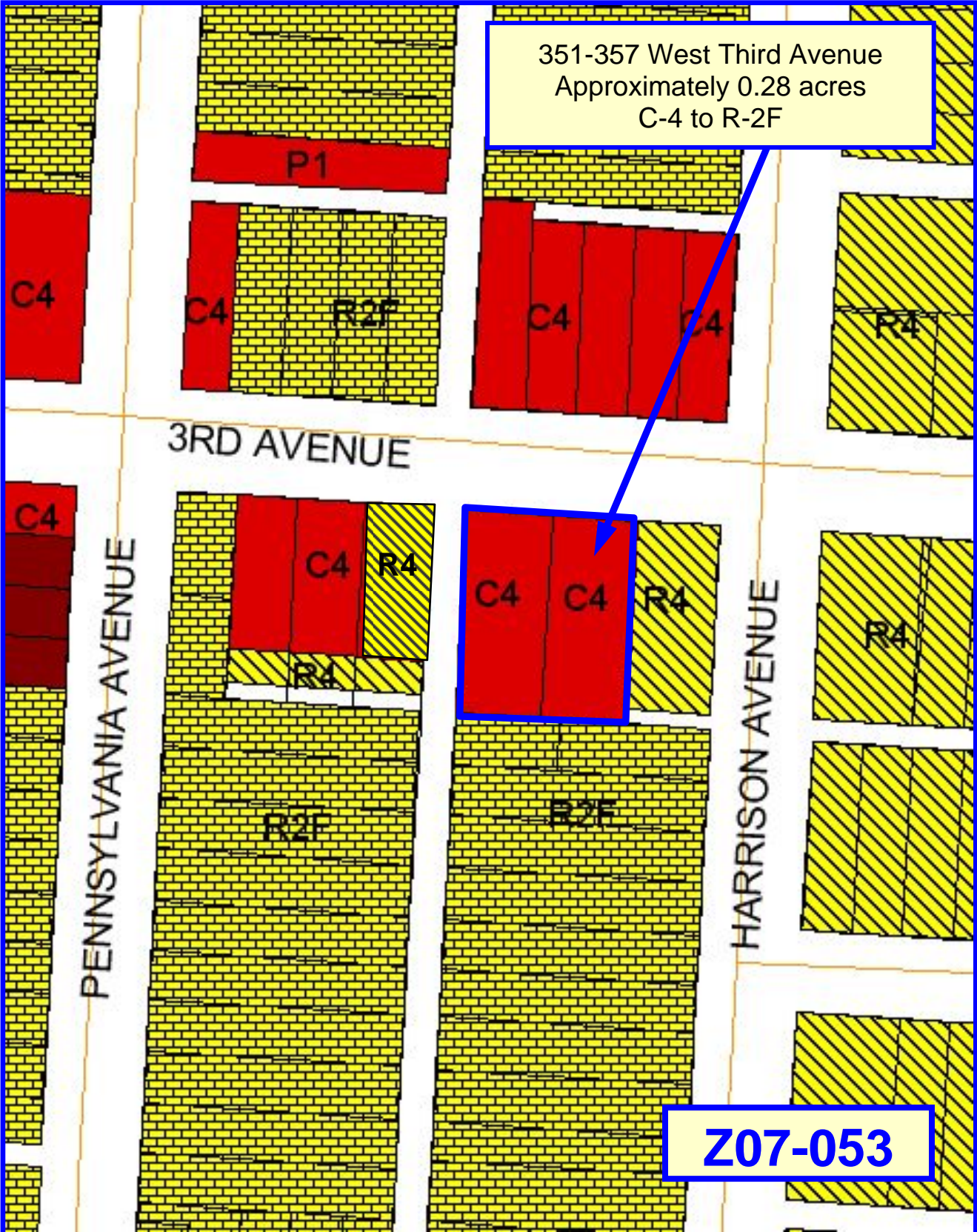
5.    **APPLICATION:**                    **Z07-053**  
      **Location:**                    **351-357 WEST THIRD AVENUE (43201)**, being 0.28± acres located at the south side of West Third Avenue, 65± feet west of Harrison Avenue (010-018069, 010-029483).
- Existing Zoning:**            C-4, Commercial District.  
      **Request:**                    R-2F, Residential District.  
      **Proposed Use:**             Single and two-family residences.  
      **Applicant(s):**            Joshua Weir; c/o Jamie Perkins, Agent; 357 West Third Avenue; Columbus, OH 43201.  
      **Property Owner(s):**       Marc Eller; 973 Hunter Avenue; Columbus, Ohio 43201.  
      **Planner:**                    Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

**BACKGROUND:**

- The 0.28± acre site is developed with a single-family and two-family dwelling on two lots, zoned in the C-4, Commercial District. The two dwellings are not permitted uses and could not be rebuilt in the C-4 district. The applicant is requesting the R-2F, Residential District to allow the single-family and two-family dwellings as permitted uses.
- To the north of the site is a retail shopping center in the C-4, Commercial District. To the east is a four-unit dwelling in the R-4, Residential District. To the south are single-family dwellings in the R-2F, Residential District. To the west, across the alley, is a two-family dwelling in the R-4, Residential District.
- This rezoning would allow the two dwellings as permitted uses, but does not address development standards. The dwellings may not meet all of the development standards therefore variances from the Board of Zoning Adjustment might be necessary in the future.
- The site is located within the boundaries of *the Harrison West Plan* (2005) which recommends neighborhood retail.
- The Harrison West Society recommended approval of the application.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The neighborhood includes a mixture of single-family, two-family, four-family and commercial uses. The applicant is requesting the R-2F, Residential District so that the existing single-family and two-family dwellings will be a permitted use, allowing it to be rebuilt in case of damage and to simplify the mortgage process. This rezoning will not introduce a new or incompatible use into the area.

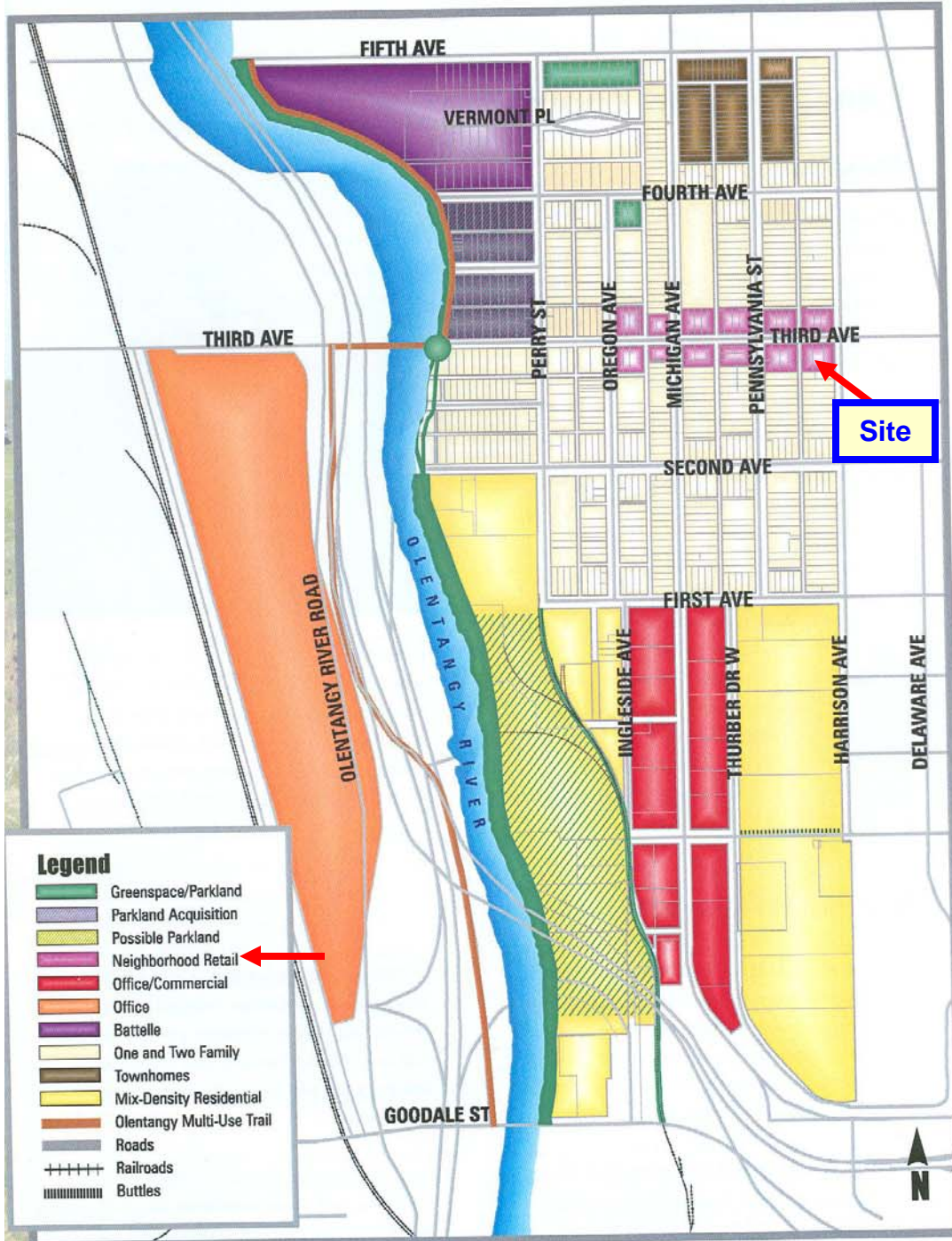


351-357 West Third Avenue  
Approximately 0.28 acres  
C-4 to R-2F

**Z07-053**



**RECOMMENDATIONS**



**Z07-053**



*National Register of Historic Places*  
P.O. Box 163442 • Columbus • Ohio 43216  
[www.harrisonwest.org](http://www.harrisonwest.org)

19 January 2008

Walter Green  
Development Department  
City of Columbus

Dear Mr Green:

On January 17th, the Harrison West Society reviewed zoning application #Z07-053. This application is a request to rezone 351 - 357 West Third Ave, in the Harrison West neighborhood, from C-4 to R2F. After thorough discussion and review, the Society voted unanimously to support the application for approval. The neighborhood is happy that residents find value in restoring our original housing stock to its intent and splendor. If you have any further questions regarding this matter, please contact Jacob Sukosd from our Planning and Development Committee at: [Jake\\_osu@hotmail.com](mailto:Jake_osu@hotmail.com).

For the Society,

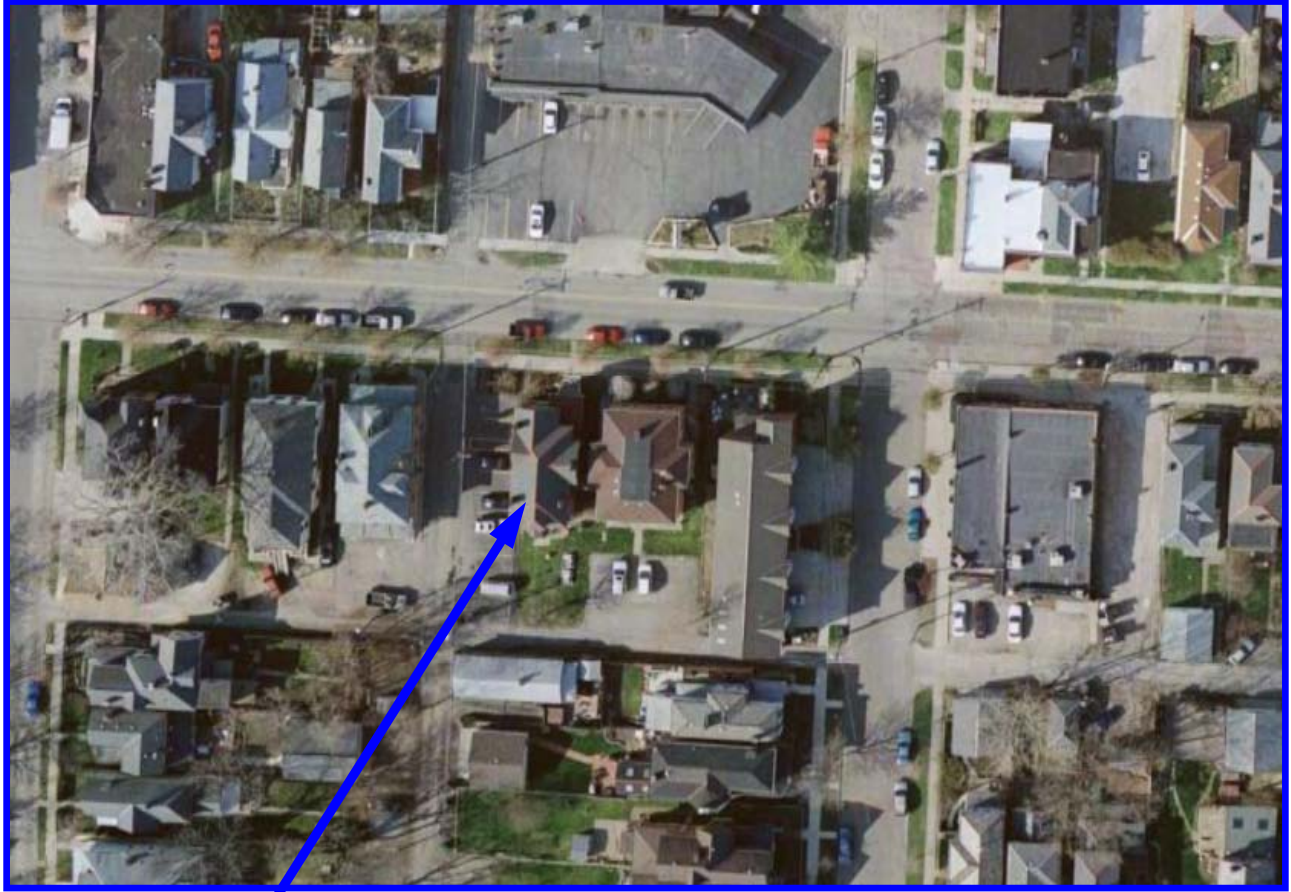
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351-357 West Third Avenue  
Approximately 0.28 acres  
C-4 to R-2F

**Z07-053**