

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 13, 2017**

- 3. APPLICATION: Z17-013**  
**Location:** **1200 HAMLET STREET (43201)**, being 0.21± acres located on the east side of Hamlet Street, 95± feet north of East Fifth Avenue (010-008417, 010-290502, and 010-037308; University Area Commission).  
**Existing Zoning:** R-4, Residential and C-4, Commercial Districts.  
**Request:** R-3, Residential District.  
**Proposed Use:** Single-unit residential development.  
**Applicant(s):** Connie J. Klema, Atty.; PO Box 991; Pataskala, OH 43062.  
**Property Owner(s):** Urban Restorations LLC; 815 North High Street; Columbus, OH 43215.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

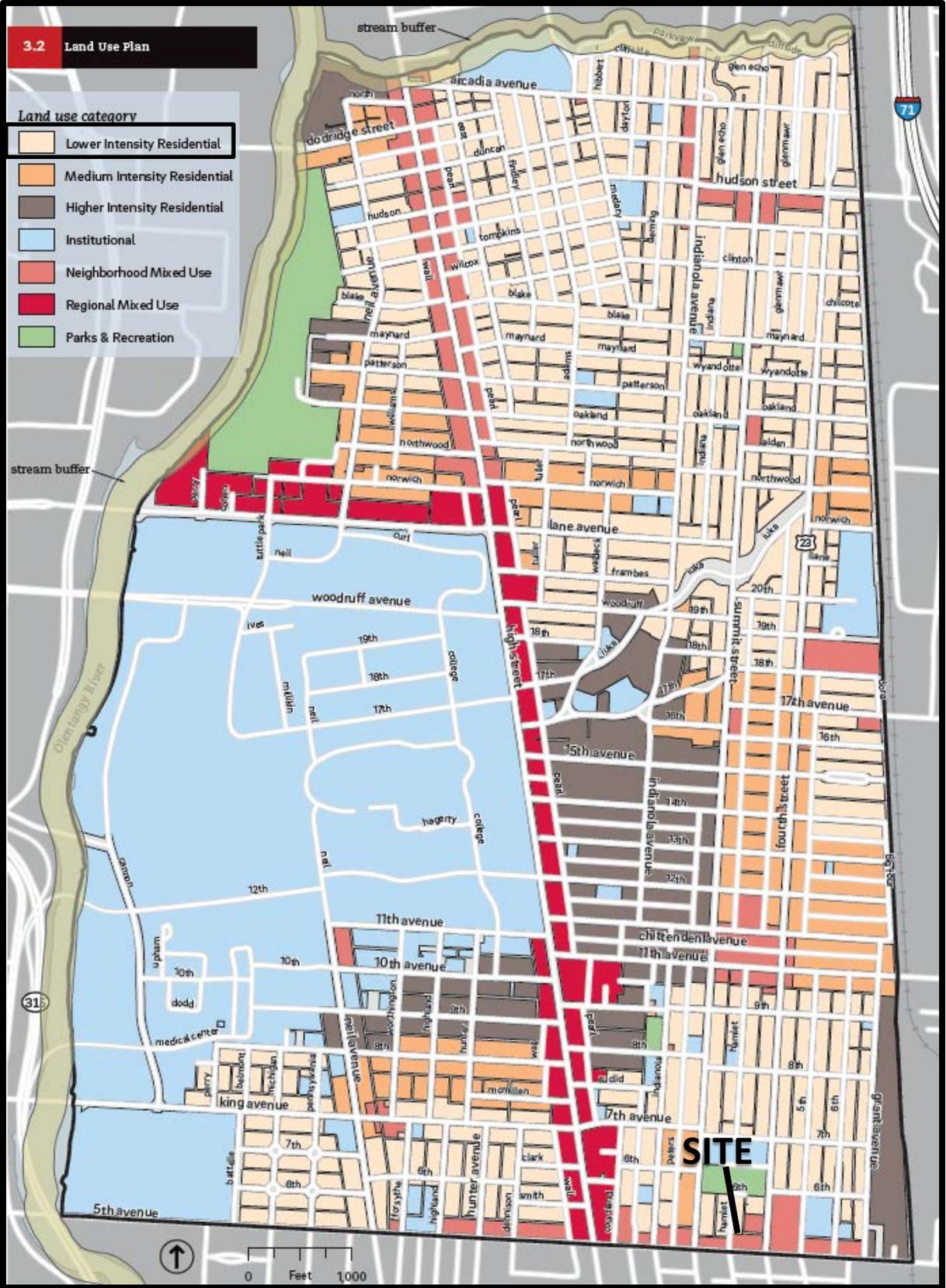
**BACKGROUND:**

- The 0.21± acre site consists of three undeveloped parcels in the R-4, Residential District and C-4, Commercial District. The applicant proposes the R-3, Residential District for all the parcels to allow four uniform lots to be created with a single-unit dwelling on each.
- The site is bordered to the north and west by single-unit dwellings in the R-4, Residential District. To the south and east are commercial businesses along the Fifth Avenue and Fourth Street corridors in the C-4, Commercial District.
- Concurrent Council variance CV17-031 includes variances for driveway, maneuvering, lot width, lot area, building lines, and minimum side yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is subject to the University Planning Overlay and is within the planning area of *University District Plan (2015)*, which recommends “Neighborhood Mixed Use & Lower Intensity Residential” at this location.
- The site is located within the boundaries of the University Area Commission, whose recommendation was not available at the time this report was finalized.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested R-3, Residential District would allow for four uniform lots to be created with a single-unit dwelling on each. Staff is supportive of the proposed use as it is compatible with adjacent residential and commercial uses and consistent the *University District Plan’s* recommendation for “Neighborhood Mixed Use & Lower Intensity Residential” development at this location.





Z17-013  
 1200 Hamlet Street  
 Approximately 0.21 acres  
 R-4 & C-4 to C-4



Z17-013  
1200 Hamlet Street  
Approximately 0.21 acres  
R-4 & C-4 to C-4

NEW  
 SITE PLAN

SCALE: 1" = 20'-0"



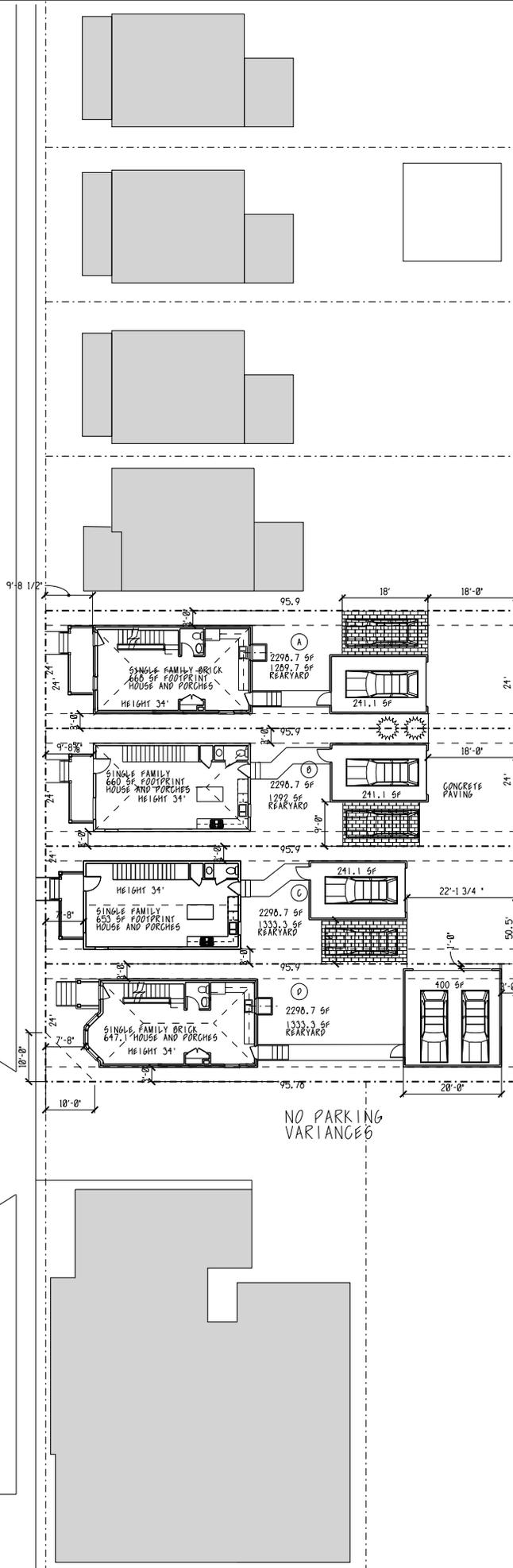
**ZONED**

A portion of the lot is R-4 and the rest is C4/U.CO. City staff recommends rezoning all four lots to R3

**Variance List.**

1. 3312.13 DRIVEWAY: To permit a driveway to extend to six parking spaces that have no direct access to a street right of way located on Lots "B", "C" and "D" and to be recorded as a shared access easement.
2. 3312.25 MANEUVERING: To permit the access and maneuvering area for the parking spaces located on Lots "C" and "D" to occur on and be shared by both Lots "C" and "D".
3. 3332.05 (A)(4) AREA DISTRICT LOT WIDTH REQUIREMENTS: To permit the widths of Lots "A", "B", "C", and "D" to be less than 50 feet and to be 24 feet.
4. 3332.13 R-3 AREA DISTRICT REQUIREMENTS: To permit one single family dwelling to be situated on each Lot "A", "B", "C", and "D" and to have less than 5000 square feet each and to be 2298.70 square feet each.
5. 3332.21(F) BUILDING LINES: To permit the building lines on Lots "C" and "D" to be less than 10 feet and to be 7 feet 8 inches and to permit the building lines on Lots "A" and "B" to be less than 10 feet and to be 9 feet 8 inches.
6. 3332.26(E) MINIMUM SIDE YARD: To permit the minimum distance of a detached garage from the interior side lot line to be less than three feet and to be one foot on Lot "D".

HAMLET STREET



ALLEY

ALLEY

NO PARKING VARIANCES

PARCEL NO.  
 010-037308, 010-008417,  
 010-290502

4/4/17

A NEW DEVELOPMENT  
 AT  
 1200 HAMLET  
 COLUMBUS OHIO