

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 12, 2014**

- 5. APPLICATION: Z14-018 (14335-00000-00205)**  
**Location:** **40 WEST THIRD AVENUE (43201)**, being 0.38± acres located on the north side of West Third Avenue, 270± feet west of North High Street (010-003136 and 010-023151; Victorian Village Commission).  
**Existing Zoning:** I, Institutional District.  
**Request:** ARO, Apartment Office District.  
**Proposed Use:** Multi-unit residential and office development.  
**Applicant(s):** SND Partners, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** PLZ Partners, LLC; c/o Leonard Zangardi; 40 West Third Avenue; Columbus, OH 43201.  
**Planner:** Tori Proehl, 645-2749, vjproehl@columbus.gov

**BACKGROUND:**

- The 0.38± acre site is currently developed with an office building and parking lot and zoned in the I, Institutional District. The applicant requests the ARO, Apartment Office District to allow multi-family residential and office development. A Companion Council Variance (CV14-019) has also been requested to vary required development standards, but is heard by City Council and will not be considered at this Development Commission meeting.
- Surrounding the site is a church to the north in the I, Institutional District. To the east is a daycare in the C-4, Commercial District. To the south and west are single unit dwellings in the AR-O, Apartment Office District.
- The site is not located within the boundaries of an established area plan.
- The site is located within the boundaries of the Victorian Village Commission whose recommendation had not been received at the time this report was written.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested ARO, Apartment Office District, will secure proper zoning for the proposed multi-family and office development. Staff finds this proposal to be compatible with the established zoning and development pattern of the area.





Z14-018  
40 W. 3<sup>rd</sup> Avenue  
Approximately 0.384 acres