

## STAFF REPORT

BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
DECEMBER 20, 2011

7.     **Application No.:**     **11310-00593**  
       **Location:**         **259 NORTH 21ST STREET (43203)**, located on the west side of North 21st Street, approximately 300 feet south of Mt. Vernon Ave.  
       **Area Comm./Civic:**   Near East Area Commission  
       **Existing Zoning:**    R-2F, Residential District  
       **Request:**            Variance(s) to Section(s):  
                              3332.05, Area district lot width requirements  
  To reduce the lot width from 50 feet to 32 feet.  
       **Proposal:**           A small lot split.  
       **Applicant(s):**       Gregory M. Coney  
                              322 Carpenter Street  
                              Columbus, Ohio 43205  
       **Property Owner(s):** Columbus Housing Partnership  
                              562 E. Main Street  
                              Columbus, Ohio 43215  
       **Case Planner:**     Jamie Freise, 645-6350  
       **E-mail:**             JFFreise@Columbus.gov

### RELEVANT DATA

- The site is developed with a single family dwelling in a residential neighborhood.
- The applicant requests a variance to reduce the lot width from 50 feet to 32 feet.
- The applicant proposes to split an existing lot to maintain an existing fence.
- 3332.05, Area district lot width requirements- No building shall be erected or altered except in accordance with this Code; and on a lot with a width measured at the front lot line of no less than: 50 feet in an R-1, R-2, R-3, R-2F or R-4 area district.
- The Near East Area Plan recommends setbacks and other standards that are compatible with the historic development pattern and recognizes that such standards often vary from those required by code.
- The Division of Planning & Operations has reviewed this case and has no issues with the variances requested.
- As of the writing of this report, no recommendation from the Near East Area Commission has been received.

**CITY DEPARTMENTS' RECOMMENDATION: APPROVAL**

**SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:**

Staff can recommend approval as the proposed lot width is consistent with surrounding lots.

**THE DEVELOPMENT PROPOSED IN THIS APPLICATION IS SUBJECT TO COMPLIANCE WITH ALL OTHER CITY CODES.**

**PROPOSED HEARING TIME:** 6:00 p.m. p.m. agenda

**STAFF REPRESENTATIVE:** Jamie Freise, 645-6350  
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