

City of Columbus

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



Minutes - Final

Monday, April 3, 2006

6:30 PM

City Council Chambers

Zoning Committee

**REGULAR MEETING NO. 17 OF CITY COUNCIL (ZONING),
APRIL 3, 2006, AT 6:30 P.M. IN COUNCIL CHAMBERS.**

ROLL CALL

READING AND DISPOSAL OF THE JOURNAL

A motion was made by Mentel, seconded by Boyce, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:

**EMERGENCY, TABLED AND 2ND READING OF 30 DAY
LEGISLATION**

**ZONING: MENTEL, CHR. BOYCE HABASH HUDSON
O'SHAUGHNESSY TAVARES THOMAS**

To grant a Variance from the provisions of Sections 3356.03(E), C-4, Permitted Uses of the Columbus City Code, for the property located at **2611 INDIANOLA (43202)**, to permit an existing single-family dwelling in the C-4, Commercial District (Council Variance # CV05-050).

A motion was made by Mentel, seconded by Boyce, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

A motion was made by Mentel, seconded by Boyce, that this matter be Approved. The motion carried by the following vote:

To grant a Variance from the provisions of Sections 3355.03, C-3, Commercial District; 3389.03, Field, park or arcade; of the Columbus City Codes for property located at **3535 OLENTANGY RIVER ROAD (43214)**, being 62.65± acres located at the northwest corner of Olentangy River Road and West North Broadway, to permit a hospital heliport in the C-3, Commercial District. (Council Variance # CV04-029)

A motion was made by Mentel, seconded by Boyce, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

To grant a Variance from the provisions of Sections 3355.03, C-3, Commercial District; 3389.03, Field, park or arcade; of the Columbus City Codes for property located at **3535 OLENTANGY RIVER ROAD (43214)**, being ~~62.650~~**62.650.339**± acres located at the northwest corner of Olentangy River Road and West North Broadway, to permit a hospital heliport in the C-3, Commercial District. (Council Variance # CV04-029)

A motion was made by Mentel, seconded by Boyce, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

A motion was made by Mentel, seconded by Boyce, that this matter be Approved as Amended. The motion carried by the following vote:

To rezone **5475 NEW ALBANY ROAD EAST (43054)**, being 32.68± acres located at the northwest corner of SR 161 and New Albany Road, **From:** L-C-4, Limited Commercial District, **To:** CPD, Commercial Planned Development District. (Rezoning # Z05-035)

A motion was made by Mentel, seconded by Tavares, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

To rezone **5475 NEW ALBANY ROAD EAST (43054)**, being 32.68± acres located at the northwest corner of SR 161 and New Albany Road, **From:** L-C-4, Limited Commercial District, **To:** CPD, Commercial Planned Development District **and to declare an emergency.** (Rezoning # Z05-035)

A motion was made by Mentel, seconded by Tavares, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

A motion was made by Mentel, seconded by Tavares, that this matter be Amended to Emergency. The motion carried by the following vote:

A motion was made by Mentel, seconded by Tavares, that this matter be Approved as Amended. The motion carried by the following vote:

To rezone **6124 HARLEM ROAD (43054)**, being 21.55± acres located on the east side of Harlem Road, 525± feet north of Warner Road, **From:** R, Rural and PUD-6, Planned Unit Development Districts, **To:** PUD-6, Planned Unit Development District (Rezoning # Z05-086).

A motion was made by Mentel, seconded by Boyce, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

A motion was made by Mentel, seconded by Boyce, that this matter be Approved. The motion carried by the following vote:

To rezone **6095 CLEVELAND AVENUE (43231)**, being 1.43± acres located on the west side of Cleveland Avenue, 180± feet north of Deewood Drive, **From:** CPD, Commercial Planned Development District, **To:** CPD, Commercial Planned Development District (Rezoning # Z05-006).

A motion was made by Mentel, seconded by Tavares, that this matter be Taken from the Table. The motion carried by the following vote:

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

To amend Ordinance #1625-2003, passed July 7, 2003, for property located at **5693 NORTH HAMILTON ROAD (43230)**, being 6.4± acres located on the west side of North Hamilton Road, at the northwest and southwest corners of Menerey Lane, by amending the limitation overlay text in Section 3 as it pertains to roof pitch requirements. (Z02-078A).

A motion was made by Mentel, seconded by Tavares, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

A motion was made by Mentel, seconded by Tavares, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

To amend Ordinance #1625-2003, passed July 7, 2003, for property located at **5693 NORTH HAMILTON ROAD (43230)**, being 6.4± acres located on the west side of North Hamilton Road, at the northwest and southwest corners of Menerey Lane, by amending the limitation overlay text in Section 3 as it pertains to roof pitch requirements. (Z02-078A).

A motion was made by Mentel, seconded by Tavares, that this matter be Approved as Amended. The motion carried by the following vote:

To rezone **3984 SCIOTO DARBY CREEK ROAD (43026)**, being 2.01± acres located on the north side of Scioto Darby Creek Road, 370± feet west of I-270, **From:** L-M-2, Limited Manufacturing District **To:** L-M-2, Limited Manufacturing District (Rezoning # Z05-084).

A motion was made by Mentel, seconded by Tavares, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

To grant a Variance from the provisions of Sections 3367.02, M-2, Manufacturing District; 3367.15, M-2, Manufacturing District special provisions; 3367.29(b)(3), Storage; 3342.08, Driveway; and 3342.24, Surface of the Columbus City Codes; for the property located at **3984 SCIOTO DARBY CREEK ROAD (43026)**, to permit an existing non-conforming single-family dwelling and office and storage development with reduced development standards in the L-M-2, Limited Manufacturing District (Council Variance # CV05-063).

A motion was made by Mentel, seconded by Boyce, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

A motion was made by Mentel, seconded by Boyce, that this matter be Approved. The motion carried by the following vote:

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential District use; 3309.14, Basic height district; 3332.18(D), Basis of computing area; 3332.21, Building lines; Section 3332.25(B), Maximum side yard required; 3332.27 Rear yard; 3332.30(b)&(c) Vision clearance; and 3342.25(b), Vision clearance, of the Columbus City Codes for property located at **645 GRANT AVENUE (43206)**, to permit the renovation of a former office/warehouse building for twenty dwelling units. (Council Variance CV05-051).

A motion was made by Mentel, seconded by Tavares, that this matter be Taken from the Table. The motion carried by the following vote:

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

To rezone **1266 WEST THIRD AVENUE (43212)**, being 0.38± acres located at the northeast corner of West Third Avenue and Northwest Boulevard, **From:** C-4, Commercial District **To:** L-AR-3, Limited Apartment Residential District **and to declare an emergency.** (Rezoning # Z05-042)

A motion was made by Mentel, seconded by Boyce, that this matter be Taken from the Table. The motion carried by the following vote:

A motion was made by Mentel, seconded by Boyce, that this matter be Approved. The motion carried by the following vote:

To grant a variance from the provisions of Sections 3333.18, Building lines; 3333.24 Rear Yard; 3342.28(A)(5), Minimum number of parking spaces required, of the Columbus City Codes for the property at **1266 WEST THIRD AVENUE (43212)** to permit a multi-family residential development in the L-AR-3, Limited Apartment Residential District with reduced building lines, a reduced rear yard and reduced parking **and to declare an emergency.** (CV05-033)

A motion was made by Mentel, seconded by Tavares, that this matter be Taken from the Table. The motion carried by the following vote:

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential district; 3332.25, Maximum side yard required; 3332.26, Minimum side yard permitted; and 3342.28, Minimum number of parking spaces required of the Columbus City codes; for the property located at **325 WEST EIGHTH AVENUE (43201)**, to allow a temporary medical administration office with reduced development standards in the R-4, Residential District (Council Variance # CV05-054).

A motion was made by Mentel, seconded by Tavares, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

A motion was made by Mentel, seconded by Tavares, that this matter be Tabled to Certain Date TABLED UNTIL 04/24/06 The motion carried by the following vote:

A motion was made by Mentel, seconded by Boyce, to adjourn this Regular Meeting. The motion carried by the following vote: