



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH
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Agenda - Final Zoning Committee

Monday, December 15, 2025

6:30 PM

City Council Chambers, Rm 231

**REGULAR MEETING NO.62 OF CITY COUNCIL (ZONING), DECEMBER 15, 2025 AT
6:30 P.M. IN COUNCIL CHAMBERS.**

ROLL CALL

READING AND DISPOSAL OF THE JOURNAL

ADDITIONS OR CORRECTIONS TO THE JOURNAL

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: DORANS, CHR. HARDIN, VICE CHR. ALL MEMBERS

REZONINGS/AMENDMENTS

3271-2025

To rezone 3812 E. POWELL RD. (43035), being 1.49± acres located on the west side of East Powell Road, 320± feet east of Worthington Road, From: R, Rural District, To: C-4, Commercial District (Rezoning #Z25-039).

3331-2025

To amend Ordinance #2733-2015, passed December 7, 2015 (Z14-010), for property located at 4986 AVERY RD. (43016), by repealing Sections 1 and 3 and replacing with new Sections 1 and 3 to modify commitments regarding maximum unit count and building design elements for a property in the L-AR-1, Limited Apartment Residential District (Rezoning Amendment #Z14-010A).

3346-2025

To rezone 464 RATHMELL RD. (43137), being 17.1± acres located on the north side of Rathmell Road, 260± feet east of Fosterson Drive, From: R, Residential District, To: L-ARLD, Limited Apartment Residential District (Rezoning #Z25-051).

3355-2025

To rezone 5371 BACHMAN RD. (43110), being 99.7± acres located on the south side of Bachman Road, 2,770 Feet from the intersection of Bachman and Winchester Pike, From: NG, Neighborhood General District and NE, Neighborhood Edge District, To: PUD-6, Planned Unit Development District and L-ARLD, Limited Apartment Residential District (Rezoning #Z24-016).

VARIANCES**3274-2025**

To grant a Variance from the provisions of Sections 3332.039, R-4 residential district; 3312.49(C), Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.18(D), Basis of computing area; 3332.25(B), Maximum side yard required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 110 CHICAGO AVE. (43222), to allow a two-unit dwelling and a single-unit dwelling on one lot with reduced development standards in the R-4, Residential District (Council Variance #CV25-013).

3275-2025

To grant a Variance from the provisions of Sections 3332.039, R-4 residential district; 3321.07(B), Landscaping; 3312.49(C), Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.25(B), Maximum side yard required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 69 CHICAGO AVE. (43222), to allow two single-unit dwellings on one lot with reduced development standards in the R-4, Residential District (Council Variance #CV25-014).

3347-2025

To grant a Variance from the provisions of Sections 3332.26(A), Minimum side yard permitted; 3332.27, Rear yard; 3333.255, Perimeter yard; and 3333.35(G), Private garage, of the Columbus City Codes; for the property located at 464 RATHMELL RD. (43137), to allow reduced development standards for a religious facility in the R, Rural District and an apartment complex in the L-ARLD, Limited Apartment Residential District (Council Variance #CV25-097).

3353-2025

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.49(C), Required parking; 3321.05(B)(2), Vision clearance; 3332.14, R-2F area district requirements; 3332.18(D), Basis of computing area; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1110 & 1112 S. WASHINGTON AVE. (43206), to allow two, two-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV25-078).

ADJOURNMENT