

# City of Columbus

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



## **Minutes - Final**

**Monday, December 4, 2006**

**6:30 PM**

**City Council Chambers**

**Zoning Committee**

**REGULAR MEETING NO. 56 OF CITY COUNCIL (ZONING),  
DECEMBER 4, 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 Hudson, 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 3333.02, AR-12, ARLD and AR-1, Apartment residential district use; 3333.18, Building lines; and 3342.28, Minimum number of parking spaces required, of the Columbus City Codes, for the property located at **829 WEST TOWN STREET (43222)**, to permit two (2) eighteen (18) unit apartment houses on the same lot with reduced development standards in the AR-1, Apartment Residential District.

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

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1, Apartment residential district use; 3333.18, Building lines; and 3342.28, Minimum number of parking spaces required, of the Columbus City Codes, for the property located at **829 WEST TOWN STREET (43222)**, to permit two (2) eighteen (18) unit apartment houses on the same lot with reduced development standards in the AR-1, Apartment Residential District **and to declare an emergency.**

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

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1, Apartment residential district use; 3333.18, Building lines; and 3342.28, Minimum number of parking spaces required, of the Columbus City Codes, for the property located at **829 WEST TOWN STREET (43222)**, to permit two (2) eighteen (18) unit apartment houses on the same lot with reduced development standards in the AR-1, Apartment Residential District.

**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 **7468 EAST BROAD STREET (43004)**, being 1.15± acres located on the north side of East Broad Street, 65± feet east of Kingsmeadow Lane, **From:** R, Rural District, **To:** L-AR-12, Limited Apartment Residential District (Rezoning # Z06-065).

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

To rezone **7468 EAST BROAD STREET (43004)**, being 1.15± acres located on the north side of East Broad Street, 65± feet east of Kingsmeadow Lane, **From:** R, Rural District, **To:** L-AR-12, Limited Apartment Residential District **and to declare an emergency.** (Rezoning # Z06-065).

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

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD, and AR-1 Apartment residential district use, and 3342.15, Maneuvering, for the property located at **7468 EAST BROAD STREET (43004)**, to permit two-unit dwellings with reduced maneuvering in the L-AR-12, Limited Apartment Residential District. (Council Variance #CV06-050)

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

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD, and AR-1 Apartment residential district use, and 3342.15, Maneuvering, for the property located at **7468 EAST BROAD STREET (43004)**, to permit two-unit dwellings with reduced maneuvering in the L-AR-12, Limited Apartment Residential District **and to declare an emergency.**(Council Variance #CV06-050)

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

To grant a Variance from the provisions of Sections 3356.05, C-4, Commercial district; 3342.08, Driveway; 3342.28, Minimum number of parking spaces required and 3356.11, C-4 district setback lines, of the Columbus City Codes for property located at **500 EAST DESHLER AVENUE (43206)**, to conform an existing single-family dwelling in the C-4, Commercial District.

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

To grant a Variance from the provisions of Sections 3356.05, C-4, Commercial district; 3342.08, Driveway; 3342.28, Minimum number of parking spaces required and 3356.11, C-4 district setback lines, of the Columbus City Codes for property located at **500 EAST DESHLER AVENUE (43206)**, to conform an existing single-family dwelling in the C-4, Commercial District **and to declare an emergency.**

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

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential district; 3332.18(D), Basis of computing area; and 3342.18, Minimum number of parking spaces required, for the property located at **601 SOUTH THIRD STREET (43206)**, to permit expansion of an existing dental office with reduced development standards in the R-2F, Residential District (Council Variance #CV06-054).

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

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential district; 3332.18(D), Basis of computing area; and 3342.18, Minimum number of parking spaces required, for the property located at **601 SOUTH THIRD STREET (43206)**, to permit expansion of an existing dental office with reduced development standards in the R-2F, Residential District **and to declare an emergency.** (Council Variance #CV06-054)

**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 **5301 ROBERTS ROAD (43026)**, being 0.68± acres located on the south side of Roberts Road, 300± feet west of Windflower Road, **From:** R-1, Residential District. **To:** CPD, Commercial Planned Development District. (Rezoning # Z06-066)

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

To rezone **5301 ROBERTS ROAD (43026)**, being 0.68± acres located on the south side of Roberts Road, 300± feet west of Windflower Road, **From:** R-1, Residential District. **To:** CPD, Commercial Planned Development District **and to declare an emergency.** (Rezoning # Z06-066)

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

To rezone **7525 SANCUS BOULEVARD (43085)**, being 0.96± acres located on the southwest corner of Sancus Boulevard and Worthington Woods Boulevard, **From:** CPD, Commercial Planned Development District. **To:** CPD, Commercial Planned Development District. (Rezoning # Z06-056)

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

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

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential District, and 3342.28, Minimum number of parking spaces required of the Columbus City Codes for the property located at **541 SOUTH THIRD STREET (43215)**, to permit a restaurant with reduced parking in the R-2F, Residential District. (Council Variance #CV06-049).

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

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential District, and 3342.28, Minimum number of parking spaces required of the Columbus City Codes for the property located at **541 SOUTH THIRD STREET (43215)**, to permit a restaurant with reduced parking in the R-2F, Residential District **and to declare an emergency.** (Council Variance #CV06-049).

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

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

To rezone **4871 WARNER ROAD (43081)**, being 43.73± acres located on the south side of Warner Road, 1400± feet east of Ulry Road, **From:** PUD-8, Planned Unit Development District, **To:** PUD-6, Planned Unit Development District (Rezoning # Z06-049).

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

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

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

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

