



City of Columbus

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Agenda - Final

Zoning Committee

Monday, June 9, 2025

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO. 31 OF CITY COUNCIL (ZONING), JUNE 9, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

READING AND DISPOSAL OF THE JOURNAL

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

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

REZONINGS/AMENDMENTS

[1485-2025](#)

To rezone 7444 CUBBAGE RD. (43081), being 34.00± acres located on the east side of Cubbage Road 2,400± feet north of Central College Road, From: R, Rural District, To: PUD-4, Planned Unit Development District and R-1, Residential District (Rezoning #Z25-009).

VARIANCES

[2170-2024](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.25, Maneuvering; 3312.29, Parking space; 3312.49(C), Required Parking; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting; 3332.25, Maximum side yards required; 3332.26, Minimum side yards permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 41 S. CYPRESS AVE. (43222), to allow two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV22-140).

REFERRED TO COMMITTEE ON 03/03/2025

[1459-2025](#)

To grant a Variance from the provisions of Sections 3332.033, R-2 residential district; 3312.49, Required parking; 3332.12, R-2 area district requirements; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 3041 WEIRTON DR. (43207), to allow two single-unit dwellings on one lot with reduced development standards in the R-2, Residential District (Council

Variance #CV25-018).

- 1476-2025** To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.49, Required parking; 3321.05(B)(2), Vision clearance; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.21, Building lines; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 323 STEWART AVE. (43206), to allow a three-unit and a two-unit dwelling with reduced development standards in the R-2F, Residential District (Council Variance #CV24-171).
- 1486-2025** To grant a Variance from the provisions of Section 3332.19, Fronting, of the Columbus City Codes; for the property located at 7444 CUBBAGE RD. (43081), to allow dwellings to not front public streets in the R-1, Residential District (Council Variance CV25-020).
- 1488-2025** To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; and 3332.05(A)(4), Area district lot width requirements, of the Columbus City Codes; for the property located at 1351 KENT ST. (43205), to allow a three-unit dwelling with a reduced lot width in the R-3, Residential District (Council Variance #CV24-111).
- 1491-2025** To grant a Variance from the provisions of Section 3361.02, Permitted uses, of the Columbus City Codes; for the property located at 3570 FISHINGER BLVD. (43026), to allow a screen printing business in the CPD, Commercial Planned Development District (Council Variance #CV25-034).
- 1492-2025** To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.49, Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements, of the Columbus City Codes; for the property located at 1469-1471 BRYDEN RD. (43205), to allow a three-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV25-033).
- 1493-2025** To grant a Variance from the provisions of Sections 3332.38(H), Private garage; 3332.05(A)(4), Area district lot width requirements; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at 764 S. 6TH ST (43206), to allow habitable space above a detached garage with reduced development standards in the R-2F, Residential District (Council Variance #CV25-016).

ADJOURNMENT