



# City of Columbus

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

## Agenda - Final Zoning Committee

---

Monday, July 27, 2015

6:30 PM

City Council Chambers, Rm 231

---

**REGULAR MEETING NO. 39 OF CITY COUNCIL (ZONING), JULY 27, 2015 AT 6:30 P.M. IN COUNCIL CHAMBERS.**

**ROLL CALL**

**READING AND DISPOSAL OF THE JOURNAL**

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

**ZONING: GINTHER, CHR. HARDIN KLEIN MILLS PAGE PALEY TYSON GINTHER**

- 1392-2015** To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; 3332.19, Fronting on a public street; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; and 3332.38(F), Private garage, of the Columbus City codes; for the property located at 1627 NORTH STAR AVENUE (43212), to permit a rear single-unit dwelling above a detached garage (carriage house) in the R-4, Residential District (Council Variance # CV15-017).
- 1762-2015** To rezone 2455 BILLINGSLEY ROAD (43235), being 8.0± acres located on the south side of Billingsley Road, 500± feet west of Dunsworth Drive, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning # Z15-013).
- 1859-2015** To rezone 285 EAST FOURTH AVENUE (43201), being 0.61± acres located at the southeast corner of East Fourth Avenue and North Sixth Street, From: R-4, Residential, and M-2, Manufacturing Districts, To: AR-2, Apartment Residential District (Rezoning # Z15-016).
- 1862-2015** To rezone 2500 ROBERTS COURT (43026), being 2.66± acres located at the northeast corner of Roberts Road and Roberts Court, From: C-2, Commercial, and CPD, Commercial Planned Development Districts, To: CPD, Commercial Planned Development District (Rezoning # Z15-014).
- 1863-2015** To grant a variance from the provisions of Sections 3333.025, AR-2 apartment residential district use; 3312.13, Driveway; 3312.25, Maneuvering; 3312.49, Minimum number of parking spaces required;

3321.01 (A), Dumpster area; 3333.13, AR-2 area district requirements; 3333.15 (C), Basis of computing area; 3333.16, Fronting; 3333.18 (D), Building lines; and 3333.25, Perimeter yard, of the City of Columbus codes; for the property located at 285 EAST FOURTH AVENUE (43201), to permit a single-unit carriage house and reduced development standards for multi-unit residential development in the AR-2, Apartment Residential District (Council Variance # CV15-019).

**1869-2015**

To grant a variance from the provisions of Sections 3356.03, C-4, Permitted uses; 3312.09, Aisle; 3312.13, Driveway; 3312.25, Maneuvering; 3312.29, Parking space; 3312.49, Minimum numbers of parking spaces required; 3312.51, Loading space; 3312.53, Minimum number of loading spaces required; and 3321.01, Dumpster area, of the Columbus City Codes; for the property located at 8886 LYRA DRIVE (43240), allow a mixed-use development with reduced development standards and to permit ground floor residential uses in the L-C-4, Limited Commercial Districts (Council Variance # CV15-021).

**1901-2015**

To rezone 4093 CLEVELAND AVENUE (43224), being 3.29± acres located at the northwest corner of Cleveland Avenue and Lehner Road, From: I, Institutional and R, Rural Districts, To: CPD, Commercial Planned Development District (Rezoning # Z15-015).

**1917-2015**

To rezone 5746 FRANTZ ROAD (43016), being 5.8± acres located on the east side of Frantz Road, across from the intersection with Keating Drive, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning # Z14-048).

**1922-2015**

To rezone 180 DETROIT AVENUE (43201), being 0.54± acres located at the northeast and southeast corners of Detroit Avenue and Hamlet Street, From: M, Manufacturing, and R-4, Residential Districts, To: AR-1 and AR-3, Apartment Residential Districts (Rezoning # Z15-019).

**1924-2015**

To grant a Variance from the provisions of Sections 3312.13(B), Driveway; 3312.49, Minimum numbers of parking spaces required; 3321.05(A)(1),(B)(1), and (B)(2), Vision clearance; 3332.18(D), Basis of computing area; 3332.21(D), Building lines; 3332.27, Rear yard; 3333.15(c), Basis of computing area; 3333.18(D), Building lines; 3333.22, Maximum side yard required; 3333.23(b), Minimum side yard permitted; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 180 DETROIT AVENUE (43201), to permit multi-unit residential development with reduced development standards in the AR-1, and AR-3, Apartment Residential Districts (Council Variance # CV15-020).

**1925-2015**

To rezone 3450 INDIANOLA AVENUE (43214), being 2.8± acres located on the east side of Indianola Avenue, 242.5± feet north of Oakland Park Avenue, From: R-3, Residential, C-4, Commercial, and

M, Manufacturing Districts, To: CPD, Commercial Planned Development District (Rezoning # Z14-038).

- 1926-2015** To grant a variance from the provisions of Sections 3356.03 C-4 permitted uses, of the Columbus City codes; for the property located at 3450 INDIANOLA AVENUE (43214), to permit ground floor residential uses in the CPD, Commercial Planned Development District (Council Variance # CV15-022).
- 1928-2015** To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District use; 3312.49, Minimum numbers of required parking spaces; 3332.19, Fronting; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the City of Columbus codes; for the property located at 853 NORTH PARK STREET (43215), to permit a single-unit dwelling (a carriage house) on the rear of a lot developed with a single-unit dwelling, with reduced development standards in the R-4, Residential District (Council variance # CV15-027).
- 1935-2015** To grant a variance from the provisions of Sections 3332.039, R-4, Residential district; 3312.25, Maneuvering; 3312.29, Parking space; 3332.05, Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.19, Fronting; 3332.27, Rear yard; 3332.28, Side or rear yard obstruction; and 3332.38(F), Private garage, of the Columbus City codes; for the property located at 808 SUMMIT STREET (43215), to permit a two-unit dwelling with a rear single-unit dwelling (carriage house) on two contiguous lots (6 units total), with reduced development standards in the R-4, Residential District (Council Variance # CV15-035).
- 1941-2015** To rezone 1836 NORTH HIGH STREET (43201), being 9.01± acres generally located on the east side of North High Street, between East Seventeenth and East Fourteenth Avenues (not all-inclusive), From: C-4, Commercial, and AR-4, Apartment Residential Districts, To: CPD, Commercial Planned Development District (Rezoning # Z15-004).
- 1942-2015** To grant a variance from the provisions of Section 3356.03 C-4 permitted uses, of the Columbus City codes; for the property located at 1836 NORTH HIGH STREET (43201), to permit ground floor residential and supporting residential uses in the CPD, Commercial Planned Development District (Council Variance # CV15-009).
- 1946-2015** To grant a variance from the provisions of Sections 3356.03, C-4 Permitted uses; 3312.13(B), Driveway; 3312.39, Striping and marking; 3312.43, Required surface for parking; and 3312.49, Minimum numbers of parking spaces required, of the Columbus City Codes, for the property located at 3333 NORTH HIGH STREET (43202), to permit a wholesale bakery in conjunction with café and retail uses with reduced development standards in the C-4, Commercial District (CV15-028).

**1947-2015**

To rezone 5420 NORTH HAMILTON ROAD (43230), being 3.55± acres located on the east side of North Hamilton Road, 760± feet north of Thompson Road, From: R, Rural District, To: CPD, Commercial Planned Development District (Rezoning # Z15-017).

**ADJOURNMENT**