



City of Columbus

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

Minutes - 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

Present 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

READING AND DISPOSAL OF THE JOURNAL

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

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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 and to declare an emergency (Council Variance # CV15-017).

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

[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).

TABLED UNTIL 9/21/2015

A motion was made by Mills, seconded by Hardin, that this Ordinance be Tabled to a Certain Date. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

[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).

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

[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 and to declare an emergency (Rezoning # Z15-014).

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

A motion was made by Ginther, seconded by Paley, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

[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).

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

[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).

A motion was made by Ginther, seconded by Hardin, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

[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 and to declare an emergency (Rezoning # Z15-015).

A motion was made by Ginther, seconded by Page, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

[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 and to declare an emergency (Rezoning # Z14-048).

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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 and to declare an emergency (Rezoning # Z15-019).

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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 and to declare an emergency (Council Variance # CV15-020).

A motion was made by Ginther, seconded by Hardin, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

A motion was made by Ginther, seconded by Page, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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 and to declare an emergency (Rezoning # Z14-038).

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

A motion was made by Ginther, seconded by Hardin, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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 and to declare an emergency (Council Variance # CV15-022).

A motion was made by Ginther, seconded by Page, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

A motion was made by Ginther, seconded by Paley, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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).

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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).

A motion was made by Ginther, seconded by Tyson, that this Ordinance be

Approved. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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 and to declare an emergency (Rezoning # Z15-004).

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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 and to declare an emergency (Council Variance # CV15-009).

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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 and to declare an emergency (CV15-028).

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

A motion was made by Ginther, seconded by Tyson, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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 and to declare an emergency (Rezoning # Z15-017).

A motion was made by Ginther, seconded by Paley, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

A motion was made by Ginther, seconded by Klein, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

A motion was made by Ginther, seconded by Paley, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

ADJOURNMENT

ADJOURNED AT 7:46 PM

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

Affirmative: 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther