



# City of Columbus

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

## Agenda - Final Revised Zoning Committee

---

Monday, July 25, 2016

6:30 PM

City Council Chambers, Rm 231

---

**REGULAR MEETING NO.43 OF CITY COUNCIL (ZONING), JULY 25, 2016 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: PAGE, CHR. E. BROWN M. BROWN HARDIN STINZIANO TYSON KLEIN**

**1861-2016**

To rezone 4965 GENDER ROAD (43110), being 5.1± acres on the west side of Gender Road, 380± feet north of Chelsea Glen Drive, From: L-M, Limited Manufacturing District, To: L-M, Limited Manufacturing District (Rezoning # Z16-022).

**1885-2016**

To rezone 136 PARSONS AVENUE (43215), being 1.08± acres located at the southeast corner of Parsons Avenue and Gustavus Lane, From: ARLD, Apartment Residential District, To: CPD, Commercial Planned Development District (Rezoning # Z16-017).

**1886-2016**

To grant a Variance from the provisions of Sections 3356.03, Permitted uses and 3361.02, Permitted uses; for the property located at 136 PARSONS AVENUE (43215), to permit four ground-floor residential units in the CPD, Commercial Planned Development District (Council Variance # CV16-017).

**1896-2016**

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; 3312.49(C), Minimum numbers of parking spaces required; 3321.05(B)(2), Vision clearance; 3332.15, R-4 area district requirements; 3312.18(D), Basis of computing area; 3332.21(D) Building lines; 3332.25(B) Maximum side yards required; 3332.26(C) (3), Minimum side yard permitted; 3332.27, Rear yard; 3372.542, Maximum lot coverage; 3372.543, Building lines; and 3372.544, Maximum floor area, of the Columbus City codes; for the property located at 1336 DENNISON AVENUE (43201), to conform two 4-unit dwellings on one parcel, with reduced development standards in the R-4, Residential District (Council Variance # CV15-041).

**1898-2016**

To grant a Variance from the provisions of Sections 3332.039, R-4,

Residential District; 3312.25, Maneuvering; 3332.15, R-4 area district requirements; 3332.19, Fronting; 3332.27, Rear yard; 3332.28, Side or rear yard obstruction; 3372.542, Maximum Lot coverage; and 3372.544, Maximum floor area, of the Columbus City codes; for the property located at 1497-1499 PERRY STREET (43201), to permit a single-unit dwelling (a carriage house) on the rear of a lot developed with a two-unit dwelling, with reduced development standards in the R-4, Residential District (Council variance # CV16-035).

**1916-2016**

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; 3312.49(C), Minimum numbers of parking spaces required; 3321.05(B)(2), Vision clearance; 3332.15, R-4 area district requirements; 3332.21(B), Building lines; 3332.25(B), Maximum side yards required; 3332.26(C)(3), Minimum side yard permitted; 3372.542, Maximum lot coverage; 3372.543, Building lines; and 3372.544, Maximum floor area, of the Columbus City codes; for the property located at 154 EAST FIFTH AVENUE (43201), to conform a fifteen-unit apartment building and a two-unit dwelling on the same lot with reduced development standards in the R-4, Residential District (Council Variance # CV15-042).

**1930-2016**

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District use; 3312.49(C), Minimum numbers of parking spaces required; 3332.15, R-4 area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting on a public street; 3332.21(D), 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 911 NORTH FOURTH STREET (43215), to permit a three-unit dwelling and a four-unit dwelling on the same lot with reduced development standards in the R-4, Residential District (Council Variance # CV16-021).

**1934-2016**

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential district; 3312.25, Maneuvering; 3312.49(C), Minimum numbers of parking spaces required; 3332.18(D), Basis of computing area; 3332.21(D), Building lines; 3332.25(B), Maximum side yards required; 3332.26(C), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 210 THURMAN AVENUE (43206), to permit mixed commercial and residential uses with reduced development standards in the R-2F, Residential District (Council Variance # CV16-040).

**1891-2016**

To rezone 3146 HILLIARD-ROME ROAD (43026), being 4.56± acres located on the east side of Hilliard-Rome Road, 390± feet east of Tinapple Road, From: L-C-2, Limited Commercial District, To: CPD, Commercial Planned Development District (Rezoning # Z16-020).

**1811-2016**

To rezone 1169 CHAMBERS ROAD (43212), being 2.72± acres located on the south side of Chambers Road, 715± feet east of Northwest Boulevard, From: R, Rural District and M-2, Manufacturing

District, To: AR-3, Apartment Residential District (Rezoning # Z16-005).

*(Tabled 7/18/16)*

**1812-2016**

To grant a Variance from the provisions of Sections 3309.14(A), Height districts; 3312.09, Aisle; 3312.21(D), Landscaping and screening; 3312.25; Maneuvering, 3312.27(3); Parking setback line, 3312.29; Parking space; 3312.49(C), Minimum number of parking spaces required; 3333.18, Building lines; and 3333.24, Rear yard; of the Columbus City Codes; for the property located at 1169 CHAMBERS ROAD (43212), to permit multi-unit residential development with reduced development standards in the AR-3, Residential District (Council Variance # CV16-008).

*(Tabled 7/18/16)*

**ADJOURNMENT**