



# City of Columbus

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

## Minutes - Final Zoning Committee

---

Monday, November 21, 2016

6:30 PM

City Council Chambers, Rm 231

---

### REGULAR MEETING NO. 57 OF CITY COUNCIL (ZONING), NOVEMBER 21, 2016 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

**Absent** 1 - Shannon Hardin

**Present** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

#### READING AND DISPOSAL OF THE JOURNAL

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

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

#### ZONING: PAGE, CHR. E. BROWN M. BROWN HARDIN STINZIANO TYSON KLEIN

##### [2793-2016](#)

To rezone 5249 TRABUE ROAD (43228), being 0.82± acres located on the south side of Trabue Road, 200± feet west of Renner Road, From: L-M-2, Limited Manufacturing District, To: L-M, Limited Manufacturing District (Rezoning # Z16-049).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Waive the 2nd Reading. The motion carried by the following vote:**

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[2808-2016](#)

To grant a Variance from the provisions of Sections 3332.035, R-3, Residential District; and 3312.49(B)(C), Minimum number of parking spaces required, of the Columbus City codes; for the property located at 1457 EAST MAIN STREET (43205), to permit a barber shop in the R-3, Residential District, with a reduction in the required number of parking spaces (Council Variance # CV16-056).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Waive the 2nd Reading. The motion carried by the following vote:**

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by M. Brown, that this Ordinance be Approved. The motion carried by the following vote:**

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[2809-2016](#)

To rezone 815 MICHIGAN AVENUE (43215), being 1.73± acres located at the southwest corner of Michigan and Buttles Avenues, From: M, Manufacturing District, To: AR-1, Apartment Residential District (Rezoning # Z16-024).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Waive the 2nd Reading. The motion carried by the following vote:**

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by M. Brown, that this Ordinance be Approved. The motion carried by the following vote:**

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[2810-2016](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1, apartment residential district use; 3321.05(B)(2), Vision clearance; 3333.18(C), Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 815 MICHIGAN AVENUE (43215), to permit a multi-unit residential development with reduced development standards in the AR-1, Apartment Residential District (Council Variance # CV16-033).

**A motion was made by Page, seconded by Stinziano, that this Ordinance be Waive the 2nd Reading. The motion carried by the following vote:**

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[2835-2016](#)

To rezone 1101 NORTH FOURTH STREET (43201), being 0.21± acres located on the south side of East Fourth Avenue, 133± feet west of North Fourth Street, From: R-4, Residential District, To: C-4, Commercial District (Z16-061) and to declare an emergency.

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

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[2836-2016](#)

To grant a Variance from the provisions of Sections 3356.03, C-4, Commercial uses; 3312.49, Minimum number of required parking spaces; 3312.53, Minimum number of loading spaces required; 3363.19(C), Location requirements; 3372.604(A)(B), Setback requirements; and 3372.609(A), Parking and circulation, of the Columbus City Codes; for the property located at 1101 NORTH FOURTH STREET (43201), to permit the expansion of a brewery and bar with reduced development standards in the C-4, Commercial District (Council Variance # CV16-052) and to declare an emergency.

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

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[2841-2016](#)

To grant a Variance from the provisions of Section 3363.01, M-manufacturing district, of the Columbus City codes; for the property located at 420 EAST FIFTH AVENUE (43201), to permit two apartment units within a mixed use manufacturing/commercial building in the M, Manufacturing District (Council Variance #CV16-064).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Waive the 2nd Reading. The motion carried by the following vote:**

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[2858-2016](#)

To rezone 1680 GENESSEE AVENUE (43211), being 0.32± acres located on the north side of Genessee Avenue, 160± feet west of Cleveland Avenue, From: R-3, Residential District, To: CPD, Commercial Planned Development District (Rezoning # Z16-040).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Waive the 2nd Reading. The motion carried by the following vote:**

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[2874-2016](#)

To grant a Variance from the provisions of Sections 3351.03, C-1, Commercial District use; 3312.21, Landscaping and screening; 3312.39, Striping and marking; 3312.43, Required surface for parking; 3372.604, Setback requirements; 3372.607, Landscaping and screening; 3372.609, Parking and circulation; of the Columbus City Codes, for the property located at 827 EAST MAIN STREET (43205), to permit a temporary parking lot with reduced development standards in the C-1, Commercial District (CV16-055).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Waive the 2nd Reading. The motion carried by the following vote:**

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

2573-2016

To grant a Variance from the provisions of Sections 3333.03, AR-3, Apartment Residential District use; 3312.21, Landscaping and screening; 3321.01(A), Dumpster area; 3321.07(B), Landscaping; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 587 LEHMAN STREET (43206), to permit a 140-unit apartment complex with reduced development standards in the AR-3, Apartment Residential District, and to repeal Ordinance No. 1183-2016, passed May 16, 2016 (Council Variance # CV16-051).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Taken from the Table. The motion carried by the following vote:**

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**ADJOURNMENT**

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

**Absent:** 1 - Shannon Hardin

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**ADJOURNED AT 7:28 P.M.**