



# City of Columbus

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

## Minutes - Final Zoning Committee

*A. Troy Miller, Chair  
All Members*

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Monday, December 17, 2012

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.66 OF CITY COUNCIL (ZONING), DECEMBER 17, 2012 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

**Present** 7 - A. Troy Miller, Hearcel Craig, Zachary Klein, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

#### READING AND DISPOSAL OF THE JOURNAL

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

**Affirmative:** 7 - A. Troy Miller, Hearcel Craig, Zachary Klein, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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

#### ZONING: MILLER, CHR. CRAIG KLEIN MILLS PALEY TYSON GINTHER

##### [1603-2012](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential district; 3312.49 Minimum numbers of parking spaces required; 3321.05(B)(2), Vision clearance; 3332.14, R-2F area district requirements; 3332.18(D), Basis of computing area; 3332.21, Building lines; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 767 SOUTH THIRD STREET (43206), to permit mixed commercial and residential uses with reduced development standards in the R-2F, Residential District (Council Variance # CV12-029).

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

**Affirmative:** 7 - A. Troy Miller, Hearcel Craig, Zachary Klein, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

##### [2670-2012](#)

To grant a variance from the provisions of Sections 3332.039, R-4, Residential district; 3309.14(A), Height districts; 3312.13(B), Driveway; 3312.49, Minimum numbers of parking spaces required; 3332.15, R-4 area district requirements; 3332.18(D), Basis of computing area; 3332.21, Building lines; 3332.25, Maximum side yard required;

3332.26(F), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City codes, for the property located at 785 DENNISON AVENUE (43215), to permit a thirty-five (35) unit apartment building with reduced development standards in the R-4, Residential District (Council Variance # CV12-049).

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

**Affirmative:** 7 - A. Troy Miller, Hearcel Craig, Zachary Klein, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

[2692-2012](#)

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 1277 FORSYTHE AVENUE (43201), to permit first-floor residential use in the C-4, Commercial District (Council Variance # CV12-037).

**A motion was made by Miller, seconded by Craig, that this Ordinance be Tabled Indefinitely. The motion carried by the following vote:**

**Affirmative:** 7 - A. Troy Miller, Hearcel Craig, Zachary Klein, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

[2700-2012](#)

To rezone 590 VAN BUREN DRIVE (43223), being 3.52± acres located at the southeast corner of Van Buren Drive and Mount Calvary Avenue, From: L-M, Limited Manufacturing District, To: AR-O, Apartment Residential Office District (Rezoning # Z12-056).

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

**Affirmative:** 7 - A. Troy Miller, Hearcel Craig, Zachary Klein, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

[2701-2012](#)

To grant a Variance from the provisions of Sections 3312.49, Minimum numbers of parking spaces required; 3333.18, Building lines; and 3333.26, Height district, of the Columbus City Codes; for the property located at 590 VAN BUREN DRIVE (43223), to permit a one-hundred unit supportive housing apartment building with reduced development standards in the AR-O, Apartment Residential Office District (Council Variance # CV12-048).

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

**Affirmative:** 7 - A. Troy Miller, Hearcel Craig, Zachary Klein, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

[2713-2012](#)

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 3940 STELZER ROAD (43219), to permit gasoline sales in the CPD, Commercial Planned Development District and to declare an emergency (CV12-042).

**A motion was made by Miller, seconded by Paley, that this Ordinance be**

**Amended to Emergency. The motion carried by the following vote:**

**Affirmative:** 7 - A. Troy Miller, Hearcel Craig, Zachary Klein, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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

**Affirmative:** 7 - A. Troy Miller, Hearcel Craig, Zachary Klein, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

2742-2012

To rezone 577 WEST FIRST AVENUE (43215), being 10.72± acres surrounding the intersection of West First Avenue and Perry Street. From: M, Manufacturing, C-3, C-4, Commercial and CPD Commercial Planned Development Districts, To: AR-2, AR-3, Apartment Residential, and R-2F, Residential Districts. (Rezoning # Z04-026).

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

**Affirmative:** 7 - A. Troy Miller, Hearcel Craig, Zachary Klein, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

2760-2012

To grant Variances from the provisions of Sections 3332.037, R-2F Residential district, 3333.025, AR-2, Apartment Residential District Use, 3333.03, Apartment Residential District Use, 3312.21(A), Landscaping and screening, 3312.27 (3), Parking setback line, 3312.49, Minimum numbers of parking spaces required, 3332.05(A) (4), Area district lot width requirements, 3332.14, R-2F area district requirements, 3332.18(D), Basis of Computing Area, 3332.21, Building Lines, 3332.25, Maximum side yards required, 3332.26, Minimum side yard permitted, 3332.27, Rear yard, 3332.38(C), Private garage, 3333.09, Area requirements, 3333.15, Basis of computing area, 3333.18, Building Lines, 3333.22, Maximum side yard required, 3333.23, Minimum side yard permitted, 3333.24, Rear yard, 3333.255, Perimeter yard, 3333.35, Private garage, of the Columbus City Codes for the property located at 577 WEST FIRST AVENUE (43215) to conform existing development standards in conjunction with rezoning request Z04-026 to the AR-2 and AR-3, Apartment Residential, and R-2F, Residential Districts with reduced development standards.

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

**Affirmative:** 7 - A. Troy Miller, Hearcel Craig, Zachary Klein, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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

**Affirmative:** 7 - A. Troy Miller, Hearcel Craig, Zachary Klein, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

2016-2012

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 225 EAST ELEVENTH AVENUE (43201), to conform a single-unit dwelling in the C-4, Commercial District. (Council Variance #CV12-034)

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

**Affirmative:** 7 - A. Troy Miller, Hearcel Craig, Zachary Klein, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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

**Affirmative:** 7 - A. Troy Miller, Hearcel Craig, Zachary Klein, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

## **ADJOURNMENT**

*ADJOURNED AT 6:57 PM*

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

**Affirmative:** 7 - A. Troy Miller, Hearcel Craig, Zachary Klein, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther