



# City of Columbus

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

## Agenda - Final

### Zoning Committee

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Monday, December 14, 2020

6:30 PM

City Council Chambers, Rm 231

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**REGULAR MEETING NO. 53 OF CITY COUNCIL (ZONING), DECEMBER 14, 2020 AT 6:30 P.M. (via WebEx online/virtual meeting due to COVID-19 stay at home order)**

**ROLL CALL**

**READING AND DISPOSAL OF THE JOURNAL**

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

**ZONING: TYSON, CHR. E. BROWN M. BROWN DORANS FAVOR REMY HARDIN**

**2711-2020**

To rezone 3111 HAYDEN RD. (43235), being 5.34± acres located on the south side of Hayden Road, 500± feet east of Riverside Drive, From: PUD-8, Planned Unit Development District, To: L-AR-2, Limited Apartment Residential District (Rezoning # Z20-057).

**2712-2020**

To grant a Variance from the provisions of Sections 3312.21(A), Landscaping and screening; 3312.27, Parking setback line; and 3333.18, Building lines; of the Columbus City Codes, for property located at 3111 HAYDEN RD. (43235), to permit reduced development standards for an apartment building in the L-AR-2, Limited Apartment Residential District, and to repeal Ordinance #0330-2013, passed February 25, 2013 (Council Variance #CV20-062).

**2753-2020**

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; 3312.49(C), Minimum numbers of parking spaces required; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.22, Building lines on corner lots - Exceptions; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; and 3332.28, Side or rear yard obstruction, of the Columbus City Codes; for the property located at 133 S. MONROE AVE. (43205), to permit two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District (Council Variance #CV20-089).

**2756-2020**

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3309.14(B), Height districts; 3312.49, Minimum numbers of parking spaces required, 3312.53, Minimum number of loading spaces required; 3325.213, FAR Standards; 3325.223, Building Height Standard; and 3325.241(D), Building Design Standards, of the Columbus

City Codes; for the property located at 1206 N. 4TH ST. (43201), to permit a mixed-use development with reduced development standards in the C-4, Commercial District (Council Variance #CV20-074).

**2794-2020**

To rezone 824 OAK ST. (43205), being 0.27± acres located on the north side of Oak Street, 100± feet east of South Monroe Avenue, From: R-3, Residential, and ARLD, Apartment Residential Districts, To: ARLD, Apartment Residential District (Rezoning #Z20-033).

**2795-2020**

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3312.21(D)(1), Landscaping and screening; 3333.11, ARLD area district requirements; 3333.16, Fronting; 3333.18(F), Building lines; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 824 OAK ST. (43205), to permit two three-unit dwellings with reduced development standards in the ARLD, Apartment Residential District (Council Variance # CV20-038).

**2804-2020**

To rezone 4201 S. HAMILTON RD. (43125), being 2.79± acres located on the west side of South Hamilton Road, 800± feet south of Bayleap Drive, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning #Z20-077).

**2805-2020**

To rezone 4660 KENNY RD. (43220), being 1.99± acres located on the east side of Kenny Road, 380± feet north of Godown Road, From: L-AR-1, Limited Apartment Residential District, To: AR-1, Apartment Residential District (Rezoning #Z20-028).

**2806-2020**

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD, and AR-1, apartment residential district use; 3312.21, Landscaping and screening; 3333.24, Rear yard; and 3333.35, Side or rear yard obstruction, of the Columbus City Codes; for the property located at 4660 KENNY RD. (43220), to permit commercial vehicular access and reduced development standards in the AR-1, Limited Apartment Residential District, and to repeal Ordinance #2864-2017, passed November 20, 2017 (Council Variance #CV20-030).

**2807-2020**

To rezone 999 E. DUBLIN-GRANVILLE RD. (43229), being 1.54± acres located on the south side of East Dublin-Granville Road, 350± feet east of North Meadows Boulevard, From: C-4, Commercial District, To: AR-O, Apartment Office District (Rezoning #Z20-074).

**2808-2020**

To grant a Variance from the provisions of Sections 3312.27(2), Parking setback line; 3312.49(C), Minimum numbers of parking spaces required; 3321.05, Vision clearance; 3333.18, Building lines; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 999 E. DUBLIN-GRANVILLE RD. (43229), to permit reduced development standards for an apartment building in the AR-O, Apartment Office District (Council Variance #CV20-085).

- 2836-2020** To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3312.49, Minimum numbers of parking spaces required; 3332.05, Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, for the property located at 282 E. DESHLER AVE. (43206), to permit two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV20-065).
- 2843-2020** To grant a Variance from the provisions of Sections 3356.03, C-4 Permitted uses; 3367.01, M-2, manufacturing district; 3370.05 Permitted uses; and 3309.14, Height districts, of the Columbus City Codes; for the property located at 4560 HILTON CORPORATE DR. (43232), to permit ground floor residential uses, apartment units, and increased building height in a mixed-use development in the C-4, Commercial District and L-M, Limited Manufacturing District (Council Variance #CV20-102).
- 2845-2020** To rezone 2685 E. LIVINGSTON AVE. (43209), being 4.94± acres located at the southeast and southwest corners of East Livingston Avenue and Brookwood Road, From: R-3, Residential District, To: AR-O, Apartment Office District (Rezoning #Z20-054).
- 2846-2020** To grant a Variance from the provisions of Sections 3312.27, Parking setback line; 3312.49(C), Minimum numbers of parking spaces required; and 3333.18, Building lines, of the Columbus City Codes; for the property located at 2685 E. LIVINGSTON AVE. (43209), to permit reduced development standards for a multi-unit residential development in the AR-O, Apartment Office District (Council Variance #CV20-058).
- 2851-2020** To rezone 1410 CLEVELAND AVE. (43211), being 1.28± acres located at the northeast corner of Cleveland Avenue and East 11th Avenue, From: R-4, Residential and CPD, Commercial Planned Development districts, To: CPD, Commercial Planned Development District (Rezoning #Z20-067).
- 2852-2020** To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; 3312.49(C), Minimum numbers of parking spaces required; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.19, Fronting; 3332.25, Maximum side yards required; 3332.26(B), Minimum side yard permitted; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 735 & 739-741 OAK ST. (43205), to permit two single-unit dwellings on one lot, and to conform an existing two-unit dwelling on an adjacent lot, with reduced development standards in the R-3, Residential District (Council Variance #CV20-100).

## ADJOURNMENT

