



City of Columbus

Agenda - Final Revised

Zoning Committee

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

Monday, July 22, 2024

6:30 PM

City Council Chambers, Rm 231

**REGULAR MEETING NO.42 OF CITY COUNCIL (ZONING), JULY 22, 2024 AT 6:30 P.M.
IN COUNCIL CHAMBERS.**

ROLL CALL

READING AND DISPOSAL OF THE JOURNAL

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: DORANS, CHR. HARDIN, VICE CHR. ALL MEMBERS

REZONINGS/AMENDMENTS

[2079-2024](#)

To rezone 1834 SULLIVANT AVE. (43223), being 4.03± acres located at the northwest corner of Sullivant Avenue and Townsend Avenue, From: AR-1, Apartment Residential District and R, Rural District, To: CPD, Commercial Planned Development District (Rezoning #Z23-071).

[2088-2024](#)

To rezone 3755 RIDGE MILL DR. (43026), being 5.20± acres located on the southwest side of Ridge Mill Drive, 600± feet east of Fishinger Boulevard, From: CPD, Commercial Planned Development District, To: AR-O, Apartment Office District (Rezoning #Z24-012).

VARIANCES

[2054-2024](#)

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3312.27, Parking setback line; 3312.49, Required parking; and 3356.11, C-4 district setback lines, of the Columbus City Codes; for the property located at 737-739 S. TERRACE AVE. (43204), to allow an apartment building with reduced development standards in the C-4, Commercial District (Council Variance #CV24-053).

[2076-2024](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; and 3332.41, Rooftop telecommunication installation, of the Columbus City Codes; for the property located at 204-210 W. WEBER RD. (43202), to allow a natural gas regulation station with reduced development standards in the R-2F,

Residential District (Council Variance #CV23-140).

2081-2024

To grant a Variance from the provisions of Sections 3332.033, R-2, residential district; 3312.13(A), Driveway; 3312.25, Maneuvering; 3312.49, Required parking; 3332.05(A)(4), Area district lot width requirements; and 3332.12; R-2 area district requirements, of the Columbus City Codes; for the property located at 1726 E. 23RD AVE. (43207), to allow two-unit dwellings with reduced development standards in the R-2, Residential District for two adjacent lots (Council Variance #CV24-025).

2087-2024

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3372.604, Setback requirements; 3372.605(A)(B)(D), Building design standards; and 3372.607(B), Landscaping and screening, of the Columbus City Codes; for the property located at 2552-2558 CLEVELAND AVE. (43211), to allow a natural gas regulation station with reduced development standards in the C-4, Commercial District (Council Variance #CV23-141).

2089-2024

To grant a Variance from the provisions of Sections 3333.04, Permitted uses in AR-O apartment office district; 3312.25, Maneuvering; 3321.01(A), Dumpster area; and 3333.255, Perimeter yard; of the Columbus City Codes; for the property located at 3755 RIDGE MILL DR. (43026), to allow commercial vehicular access, dumpsters, and loading and reduced development standards for an apartment complex in the AR-O, Apartment Office District (Council Variance #CV24-033).

1659-2024

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; and 3332.21, Building lines, of the Columbus City Codes; for the property located at 1286 KEY WEST AVE. (43219), to allow two-unit dwelling development with reduced standards in the R-3, residential district (Council Variance #CV24-038).

(POSTPONED 7/15/2024)

ADJOURNMENT