



City of Columbus

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Agenda - Final Revised Zoning Committee

Priscilla Tyson, Chair; All Members

Monday, July 23, 2007

6:30 PM

City Council Chambers

REGULAR MEETING NO. 40 OF CITY COUNCIL(ZONING), JULY 23, 2007 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: BOYCE, CHR. BOYCE CRAIG GINTHER O'SHAUGHNESSY TAVARES
TYSON MENTEL**

1163-2007

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential District; 3332.05, Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.21, Building lines; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; 3332.38, Private garage, of the Columbus City Codes for the property located at 777 MOUNT VERNON AVENUE (43203), to permit twenty-eight town house style dwellings in the R-2F, Residential and R-4, Residential Districts with reduced development standards. (Council Variance #CV07-030) (AMENDED BY ORDINANCE 0284-2009 PASSED 04/06/09)

1067-2007

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential District; 3309.14, Height districts; 3332.05, Area district lot width requirements; 3332.19, Fronting; 3332.21, Building lines; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; 3332.29, Height District; 3342.28(A)(6), Minimum number of parking spaces required, for the property located at 157 EAST DESHLER AVENUE (43206), to permit a second single-family dwelling (carriage house) and conform an existing single-family dwelling with reduced development standards on a lot zoned in the R-2F, Residential District. (Council Variance #CV07-016)

1033-2007

To rezone 3941 WEST BROAD STREET (43228), being 2.4± acres located on the south side of West Broad Street, 240± feet east of Georgesville Road, From: L-C-4, Limited Commercial District, To: CPD, Commercial Planned Development District to declare an emergency. (Rezoning # Z07-015)

- 1050-2007** To grant a Variance from the provisions of Section 3332.035, R-3, Residential District, of the Columbus City Codes, for the property located at 370-372 WREXHAM AVENUE (43223), to permit an existing two-family dwelling to remain in the R-3, Residential District (Council Variance # CV07-018).
- 1042-2007** To grant a Variance from the provisions of Section 3332.035, R-3, Residential District, of the Columbus City Codes, for the property located at 263-265 WREXHAM AVENUE (43223), to permit an existing two-family dwelling to remain in the R-3, Residential District (Council Variance # CV07-017).
- 1095-2007** To amend Ordinance #0631-2007, passed June 11, 2007, for property located at 4975 GENDER ROAD (43110), formerly addressed as 5759 GENDER Road (43110), by amending the legal description in Section 1 for Tract II (Z06-012).
- 1149-2007** To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential district; and 3342.28, Minimum number of parking spaces required; of the Columbus City Codes, for the property located at 625-627 SOUTH THIRD STREET (43206), to permit a restaurant and two (2) second-story dwelling units with reduced parking in the R-2F, Residential District and to repeal Ordinances #2367-91, passed November 25, 1991, and #563-93 passed March 29, 1993 (Council Variance # CV07-024).
- 0918-2007** To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential District; 3332.14, R-2F area district requirements; 3332.21, Building lines; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; 3332.30, Vision clearance; 3342.15, Maneuvering; 3342.18, Parking setback line; 3342.19, Parking space of the Columbus City Codes for the property located at 109 - 129 EAST TOMPKINS STREET (43202), to conform an existing six-unit dwelling and two existing two-family dwellings on one lot with reduced development standards in the R-2F, Residential District. (Council Variance #CV07-002).
- 1168-2007** To grant a Variance from the provisions of Sections 3351.03, C-1 Permitted Uses; 3351.05(B), C-1 District Development Limitations; 3351.09, C-1 District Setback Lines; 3342.25, Vision clearance; 3342.28, Minimum Number of Parking Spaces Required; and 3342.29, Minimum number of loading spaces required, of the Columbus City Codes for the property located at 818 EAST MAIN STREET (43205), to permit dwelling units on the ground floor in the C-1, Commercial District with reduced development standards and to declare an emergency. (Council Variance #CV07-025)
- 1089-2007** To rezone 5327 NORTH HAMILTON ROAD (43230), being 4.2± acres located on the west side of North Hamilton Road, 500± feet north of Thompson Road, From: CPD, Commercial Planned Development

District, To: L-M, Limited Manufacturing District. (Rezoning # Z06-087)

1137-2007

To rezone 2206 EAST DUBLIN-GRANVILLE ROAD (43054), being 324.1± acres located on the east side of Hamilton Road, 700± feet north of Menery Lane From: L-C-4, Limited Commercial; L-M-2, Limited Manufacturing; CPD, Commercial Planned Development; and PUD-8, Planned Unit Development Districts; To: PUD-8, Planned Unit Development; L-R, Limited Rural and CPD, Commercial Planned Development Districts.

1133-2007

To rezone 6120 CENTRAL COLLEGE ROAD (43054), being 61.0± acres located at the northeast corner of Central College Road and New Albany Road West, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development and PUD-8, Planned Unit Development Districts (Z05-041).

1145-2007

To grant a Variance from the provisions of Sections 3365.01, M-1, Manufacturing District; and 3342.28, Minimum number of parking spaces required, for the property located at 3916 INDIANOLA AVENUE (43214), to permit a private school on a lot zoned in the M-1, Manufacturing District and to reduce the number of required onsite parking spaces from 46 to 21 and to declare an emergency. (Council Variance CV07-029).

1105-2007

To grant a Variance from the provisions of Sections 3333.035, AR-4 Apartment residential district use; 3333.09, Area requirements; 3333.18, Building lines; 3333.22, Maximum side yard required; 3333.23, Minimum side yard permitted; 3333.24, Rear yard; 3333.27(c), Vision clearance; 3342.18, Parking setback line; 3372.562(A) and (B), Landscaped area and treatment; 3372.563, Maximum lot coverage; 3372.564(A), Parking; and 3372.567, Maximum floor area; of the Columbus City Codes for the property located at 1564-1568 HIGHLAND STREET (43201), to permit a single-family dwelling with reduced development standards in the AR-4, Apartment Residential District and to declare an emergency. (Council Variance # CV07-027)

1055-2007

To rezone 1270 KING AVENUE (43212), being 0.65± acres located at the northwest corner of King Avenue and Northwest Boulevard, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning # Z06-016).

0903-2007

To rezone 2708 MORSE ROAD (43231), being 9.33± acres located on the north side of Morse Road, 233± feet west of Chesford Road, From: L-AR-3, Limited Apartment Residential District, To: CPD, Commercial Planned Development District (Rezoning # Z07-012).

1160-2007

To amend Ordinance #1645-01 passed November 12, 2001 (Z00-018C) for property located at 6224 CENTRAL COLLEGE ROAD (43054), by amending the legal descriptions in Section 2 and exhibits in Section 4 to add a 3.5± acre tract into the NE, Neighborhood Edge

District and to declare an emergency. (Z00-018D)

0915-2007

To rezone 2300 WEST BROAD STREET (43204), being 2.10± acres located at the northeast corner of West Broad Street and Wheatland Avenue, From: R, Rural, NG, Neighborhood General, and C-4, Commercial Districts, To: CPD, Commercial Planned Development District (Rezoning # Z07-003).

(TABLED 7/16/07)