



City of Columbus

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

Minutes - Final 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

Present 7 - Kevin Boyce, Michael Mentel, Maryellen O'Shaughnessy, Charleta Tavares, Andrew Ginther, Priscilla Tyson, and Hearcel Craig

READING AND DISPOSAL OF THE JOURNAL

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

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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)

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

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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)

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

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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)

A motion was made by Boyce, seconded by Tyson, that this matter be Approved. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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. (Rezoning # Z07-015)

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

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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)

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

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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).

A motion was made by Boyce, seconded by Tyson, that this matter be Approved. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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).

A motion was made by Boyce, seconded by Craig, that this matter be Approved. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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).

A motion was made by Boyce, seconded by Tyson, that this matter be Approved. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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).

A motion was made by Boyce, seconded by Tavares, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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).

A motion was made by Boyce, seconded by Tavares, that this matter be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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).

A motion was made by Boyce, seconded by Mentel, that this matter be Approved. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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. (Council Variance #CV07-025)

A motion was made by Boyce, seconded by Tavares, that this matter be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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)

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

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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)

A motion was made by Boyce, seconded by Mentel, that this matter be Approved. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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.

A motion was made by Boyce, seconded by Tavares, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

A motion was made by Boyce, seconded by Tavares, that this matter be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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 **and to declare an emergency.** (Z05-041)

A motion was made by Boyce, seconded by Tavares, that this matter be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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 **and to declare an emergency.** (Z05-041)

A motion was made by Boyce, seconded by Tavares, that this matter be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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. (Council Variance CV07-029).

A motion was made by Boyce, seconded by Craig, that this matter be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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).

A motion was made by Boyce, seconded by Craig, that this matter be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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 (Council Variance # CV07-027).

A motion was made by Boyce, seconded by Craig, that this matter be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

A motion was made by Boyce, seconded by Craig, that this matter be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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).

A motion was made by Boyce, seconded by Craig, that this matter be

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

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

A motion was made by Boyce, seconded by Craig, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

A motion was made by Boyce, seconded by Craig, that this matter be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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).

A motion was made by Boyce, seconded by Tyson, that this matter be Approved. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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)

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

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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 (Z00-018D).

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

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

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).

A motion was made by Boyce, seconded by Craig, that this matter be Taken from the Table. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

0915-2007

A motion was made by Boyce, seconded by Craig, that this matter be Approved. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy

ADJOURNED: 8:00 P.M.

A motion was made by Boyce, seconded by Tavares, to adjourn this Regular Meeting. The motion carried by the following vote:

Affirmative: 7 - Kevin Boyce, Hearcel Craig, Priscilla Tyson, Andrew Ginther, Michael Mentel, Charleta Tavares, and Maryellen O'Shaughnessy