



# 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, July 24, 2006

6:30 PM

City Council Chambers

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**REGULAR MEETING NO. 39 OF CITY COUNCIL (ZONING), JULY 24, 2006 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: MENTEL, CHR. BOYCE HABASH HUDSON O'SHAUGHNESSY  
TAVARES THOMAS**

**0340-2006**

To rezone 5372 CENTRAL COLLEGE ROAD (43081), being 86.1 85.4± acres located on the north side of Central College Road, 3040± feet west of Harlem Road, From: R, Rural District, To: NE, Neighborhood Edge, NG, Neighborhood General, and NC, Neighborhood Center and TC, Town Center Districts (Rezoning # Z03-109).

**1053-2006**

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential district uses; 3332.05, Area district lot width requirements; 3332.15, R-4 Area district requirements; 3332.21, Building lines; 3332.22, Building lines on corner lots; 3372.609, Setback requirements; 3332.25, Maximum side yard required; 3332.27, Rear yard; 3332.30(b), Vision clearance; 3342.28(B)14, Minimum number of parking spaces required; of the Columbus City codes for the property located at 944 NORTH FOURTH STREET (43201), to permit a restaurant with reduced development standards in the R-4, Residential District (Council Variance # CV06-014).

**1063-2006**

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 1835 ABERDEEN AVENUE (43211), to conform an existing single-family dwelling in the C-4, Commercial District (Council Variance # CV06-009).

**1071-2006**

To rezone 5797 SHANNON ROAD (43110), being 142.4± acres located on the south side of Shannon Road at the intersection of Shannon Road and Fitzpatrick Boulevard, From: PUD-8, Planned Unit Development and CPD, Commercial Planned Development Districts, To: PUD-8, Planned Unit Development and CPD, Commercial Planned

Development Districts and to declare an emergency. (Rezoning # Z06-013)

- 1143-2006** To rezone 8239 COLONIAL MEADOWS DRIVE (43035), being 5.36± acres located at the southeastern terminus of Colonial Meadows Drive, 780± feet south of East Powell Road, From: R, Rural District, To: L-C-4, Limited Commercial District and to declare an emergency. (Rezoning # Z06-026)
- 1146-2006** To grant a Variance from the provisions of Sections 3332.02, R, Rural District, and 3332.06, R-rural area district requirements, of the City of Columbus codes, for the property located at 2816 MORSE ROAD (43231), to permit a child day care center in the R, Rural District and to declare an emergency. (Council Variance # CV06-023)
- 1196-2006** To rezone 5359 BRANDENBERRY DRIVE (43228), being 1.57± acres located on the south side of Brandenberry Drive, 200± east of Norton Road, From: CPD, Commercial Planned Development District, To: PUD-6, Planned Unit Development District and to declare an emergency. (Rezoning # Z06-035)
- 1209-2006** To rezone 28 EAST MOLER STREET (43206), being 0.28± acres located at the northwest corner of Moler Street and City Park Avenue, From: C-4, Commercial District, To: L-AR-1, Limited Apartment Residential District and to declare an emergency. (Rezoning # Z06-024)
- 1211-2006** To grant a Variance from the provisions of Sections 3333.18, Building lines, and 3332.22, Maximum side yard required, for the property located at 28 EAST MOLER STREET (43206), to permit reduced development standards for a five-unit dwelling in the L-AR-1, Limited Apartment Residential District and to declare an emergency. (Council Variance #CV06-016)
- 1214-2006** To rezone 3575 LOCKBOURNE ROAD (43207), being 3.2± acres located on the west side of Lockbourne Road, 206± feet north of Maplewood Road, From: R, Rural District, To: R-1, Residential District and to declare an emergency. (Rezoning # Z06-043)
- 1234-2006** To rezone 2150 EAST POWELL ROAD (43230), being 15± acres located 1025± feet south of East Powell Road just west of the intersection with Greentree Drive. From: R, Rural District To: L-AR-12, Limited Apartment Residential District and to declare an emergency. (Rezoning # Z06-019)
- 1250-2006** To rezone 7440 EAST BROAD STREET (43004), being 11.2 ± acres located on the north side of East Broad Street, opposite Kingsmeadow Lane, From: R, Rural District, To: L-AR-12, Limited Residential District and to declare an emergency. (Rezoning # Z06-027)
- 1254-2006** To grant a Variance from the provisions of Section 3333.02, AR-12, ARLD and AR-1, Apartment Residential District Use; 3333.255,

Perimeter Yard; 3342.15, Maneuvering, of the Columbus City Codes for the property located at 7440 EAST BROAD STREET (43004), to allow two-family dwellings and stacked parking in the L-AR-12, Limited Apartment Residential District and to declare an emergency. (Council Variance CV06-038)

**1258-2006**

To grant a Variance from the provisions of Sections 3309.148, Area districts; 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3333.11 ARLD area district requirements; 3333.15, Basis of computing area; 3333.18, Building lines; 3333.255, Perimeter yard; 3333.27(b), Vision clearance; 3342.08, Driveway; 3342.25(a), Vision clearance and 3342.28, Minimum number of parking spaces required of the City of Columbus codes, for the property located at 72 DOUGLASS STREET (43205), to conform an existing two-family and four (4) existing multi-family dwellings and to allow a restaurant in the ARLD, Apartment Residential District. (Council Variance # CV06-001)

**1263-2006**

To grant a Variance from the provisions of Section 3349.03, Permitted Uses; of the Columbus City Codes for the property located at 2240 SUNBURY ROAD (43219), to permit a single-family dwelling and accessory structures in the I, Institutional District (Council Variance # CV06-022).

**1273-2005**

To rezone 2400 3209 MCCUTCHEON ROAD (43219), being 21.39± acres located at the southeast corner of McCutcheon Road and Stelzer Road, From: L-M-2 Limited Manufacturing, C-4, Commercial, and R-1, Residential Districts, To: CPD, Commercial Planned Development District (Z05-024).

**1322-2006**

To grant a Variance from the provisions of Section 3332.02, R, Rural district, of the Columbus City Codes for the property located at 6436 HARLEM ROAD (43054), to permit a daycare / Montessori school in the R, Rural District and to declare an emergency. (Council Variance # CV06-012)

**1338-2006**

To grant a Variance from the provisions of Sections 3356.03, C-4, Permitted Uses, and 3342.28, Minimum number of parking spaces required of the Columbus City Codes for the property located at 3020 NORTH HIGH STREET (43202), to conform an existing four-family dwelling in the C-4, Commercial District with a reduction in the number of required parking spaces (Council Variance # CV06-034).

**1184-2006**

To rezone 9172 SOUTH OLD STATE ROAD (43035), being 14.5± acres located on the east side of South Old State Road, 347± feet north of Candlelite Lane, From: R, Rural District, To: PUD-8, Planned Unit Development District (Rezoning # Z05-050).

**1183-2006**

To rezone 700 FAIRWAY BOULEVARD (43213), being 3.87± acres located on the north side of Fairway Boulevard, 400± feet west of Etna Road, From: L-R, Limited Rural District, To: PUD-2, Planned Unit

Development District (Rezoning # Z06-003).

**1275-2006**

To grant a Variance from the provisions of Sections 3332.029 3332.039, R-4, Residential District; 3332.05, Area district lot width requirements; 3332.15, R-4, 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; 3332.30, Vision clearance; 3342.28(A)(6) Minimum number of parking spaces required, for the property located at 773 DENNISON AVENUE (43215), 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-4, Residential District and to declare an emergency. (Council Variance #CV06-020)

**1212-2006**

To rezone 94 WEST THIRD AVENUE (43201), being 0.49± acres located at the northeast corner of West Third Avenue and Apollo Place (010-017064), From: AR-O, Apartment Residential/Office District, To: L-P-2, Limited Public Parking District. (Rezoning # Z06-010).

**1231-2006**

To rezone 116 WEST STARR AVENUE (43201), being 0.77± acres located at the northeast corner of West Starr and Dennison Avenues, From: L-P-2, Limited Parking and P-2, Parking Districts, To: AR-O, Apartment Residential Office District (Rezoning # Z05-091).

**1240-2006**

To grant a Variance from the provisions of Sections 3333.15(c), Basis of computing area;, 3333.18(F), Building lines; 3333.24, Rear yard; 3333.27, Vision Clearance; 3342.15, Maneuvering; 3342.18, Parking setback line; 3342.28(A)5, Minimum number of parking spaces required; 3333.26(a), Height district; of the Columbus City Code, for the property located at 116 WEST STARR AVENUE (43201), to permit a multi-family development with reduced standards in the AR-O, Apartment Residential Office District (Council Variance # CV05-056).