



# City of Columbus

## Minutes - Final Zoning Committee

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

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Monday, July 10, 2017

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.36 OF CITY COUNCIL (ZONING), JULY 10, 2017 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

**Present** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

#### READING AND DISPOSAL OF THE JOURNAL

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

##### ZONING: PAGE, CHR. E. BROWN M. BROWN HARDIN STINZIANO TYSON KLEIN

###### 1543-2017

To grant a Variance from the provisions of Section 3332.033, R-2 residential district, of the Columbus City Codes; for the property located at 3301 PARSONS AVENUE (43137), to permit two existing single-unit dwellings on one lot in the R-2, Residential District and to declare an emergency (Council Variance # CV17-025).

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved as Amended. The motion carried by the following vote:

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

###### 1552-2017

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3332.05(A)(4), Area district lot width requirements; 3332.21, Building lines; 3332.26, Minimum side yard permitted, for the property located at 923 EAST LONG STREET (43203), to permit a private park with reduced development standards in the R-2F,

Residential District and to declare an emergency (Council Variance # CV17-033).

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**1562-2017**

To grant a Variance from the provisions of Section 3332.037, R-2F permitted uses; for the property located at 830-836 BERKELEY ROAD (43205), to permit a four-unit dwelling in the R-2F, Residential District and to declare an emergency (Council Variance # CV17-028).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**1567-2017**

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1, Apartment residential district use; 3321.05(B)(2), Vision clearance; 3333.09, Area requirements; 3333.11, ARLD area district requirements; 3333.15(C), Basis of computing area; 3333.19(a) (2), Building lines on corner lots; exceptions; 3333.22, Maximum side yard required; 3333.23, Minimum side yard permitted; and 3333.25, Side or rear yard obstruction, of the Columbus City Codes; for the properties located at 141 & 149 WEST SECOND AVENUE (43201), to permit two two-unit dwellings with reduced development standards in the ARLD, Apartment Residential District (Council Variance # CV17-038).

**A motion was made by Page, seconded by Tyson, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**1579-2017**

To grant a variance from the provisions of Sections 3367.01, M-2, manufacturing district; 3312.21(A), Landscaping and screening; and 3367.15(C)(D), M-2, manufacturing district special provisions, of the Columbus City Codes; for the property located at 1640 WESTBELT DRIVE (43228), to permit truck repair and parking with a reduced parking setback line and landscaping requirements in the M-2,

Manufacturing District (Council Variance # CV17-003).

**A motion was made by Page, seconded by Tyson, to Waive the 2nd Reading.  
The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by M. Brown, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1315-2017](#)

To amend Ordinance #0059-01, passed January 29. 2001 (Z00-052), by replacing Sections 1 and 3 to modify the legal description and CPD text, respectively, for Subarea 2 for the construction of a Columbus Fire Station at 711 WAGGONER ROAD (43004) and to declare an emergency (Rezoning Amendment # Z00-052B).

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1620-2017](#)

To grant a Variance from the provisions of Sections 3356.03, C-4, permitted uses; 3312.13(A), Driveway; and 3312.25, Maneuvering, of the Columbus City Codes; for the property located at 1134 SOUTH HIGH STREET (43206), to conform an existing single-unit dwelling with reduced driveway standards and permit a lot split for a new single-unit dwelling in the C-4, Commercial District (Council Variance # CV17-013).

**A motion was made by Page, seconded by Tyson, to Waive the 2nd Reading.  
The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1633-2017](#)

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; 3332.05, Area district lot width requirements; 3332.19, Fronting; 3332.25, Maximum side yards required; 3332.26(C) (1), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 148 BUTTLES AVENUE (43215), to permit a single-unit dwelling (a carriage house)

on the rear of a lot developed with a single-unit dwelling with reduced development standards in the R-4, Residential District and to declare an emergency (Council Variance # CV17-019).

**A motion was made by Page, seconded by Stinziano, that this Ordinance be Amended to Emergency. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

1634-2017 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 1208 EAST HUDSON STREET (43211), to permit a single-unit dwelling in conjunction with a private artist studio in the C-4, Commercial District (Council Variance # CV17-030).

**A motion was made by Page, seconded by Tyson, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by E. Brown, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

1639-2017 To rezone 541 BREHL AVENUE (43223), being 1.2± acres located on the west side of Brehl Avenue, 250± feet north of West Mound Street, From: C-5, Commercial District, To: M, Manufacturing District (Rezoning # Z17-011).

**A motion was made by Page, seconded by Tyson, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

1664-2017 To grant a Variance from the provisions of Sections 3332.035, R-3, Residential District; 3332.21(C)(D), Building lines; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1080 BRYDEN ROAD (43205), to permit a fourteen-unit apartment building with reduced development standards in the R-3, Residential District (Council Variance # CV17-022).

**A motion was made by Page, seconded by Hardin, to Waive the 2nd Reading.  
The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1689-2017](#) To grant a Variance from the provisions of Section 3361.03, Development plan, for the property located at 1920 SCHROCK ROAD (43229), to permit the expansion of a private club / fraternal organization in the CPD, Commercial Planned Development District, and to repeal Ordinance # 1107-2003, passed July 14, 2003 (Council Variance # CV17-010).

**A motion was made by Page, seconded by Tyson, to Waive the 2nd Reading.  
The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1696-2017](#) To rezone 1234 STEELWOOD ROAD (43212), being 7.95± acres located on the north side of Steelwood Road, 1,100± feet west of Kenny Road, From: M, Manufacturing District, To: L-AR-1, Limited Apartment Residential District and to declare an emergency (Rezoning # Z16-075).

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1697-2017](#) To grant a Variance from the provisions of Sections 3333.23, Minimum side yard permitted; and 3333.24, Rear yard; of the Columbus City Codes; for the property located at 1234 STEELWOOD ROAD (43212), to permit reduced side and rear yards to reflect as-built conditions of an apartment building in the L-AR-1, Limited Apartment Residential District and to declare an emergency (Council Variance # CV16-074).

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

1489-2017

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; and 3312.49, Minimum numbers of parking spaces required; for the property located at 2818 JOYCE AVENUE (43211), to permit a shared living facility with reduced development standards in the R-4, Residential District (Council Variance # CV17-009) and to declare an emergency.

**A motion was made by Page, seconded by M. Brown, that this Ordinance be Taken from the Table. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by E. Brown, that this Ordinance be Amended to Emergency. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

1562-2017

To grant a Variance from the provisions of Section 3332.037, R-2F permitted uses; for the property located at 830-836 BERKELEY ROAD (43205), to permit a four-unit dwelling in the R-2F, Residential District and to declare an emergency (Council Variance # CV17-028).

**A motion was made by Page, seconded by Hardin, that this Ordinance be Reconsidered. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by Hardin, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by Tyson, that this Ordinance be Reconsidered. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

## **ADJOURNMENT**

**A motion was made by Tyson, seconded by Stinziano, to adjourn this Regular Meeting. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**ADJOURNED AT 7:07 P.M.**