

City of Columbus

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Minutes - Final

Monday, December 5, 2005

6:30 PM

City Council Chambers

Zoning Committee

**REGULAR MEETING NO. 67 OF CITY COUNCIL (ZONING),
DECEMBER 5, 2005, AT 6:30 P.M. IN COUNCIL CHAMBERS.**

ROLL CALL

READING AND DISPOSAL OF THE JOURNAL

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

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

**ZONING: MENTEL, CHR. BOYCE HABASH HUDSON
O'SHAUGHNESSY TAVARES THOMAS**

To rezone **736 NORTH WILSON ROAD (43204)**, being 1.80± acres located on the east side of Wilson Road, 195± feet south of Enterprise Avenue, **From:** R, Rural District **To:** L-M, Limited Manufacturing District (Rezoning # Z05-028).

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

To grant a variance from the provisions of Section 3361.02, CPD, Commercial Planned Development District of Columbus City Codes; for the property located at **1675 GEORGESVILLE SQUARE DRIVE (43228)**, to permit limited outdoor storage in the CPD Commercial Planned Development District.

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

To grant a variance from the provisions of Section 3361.02, CPD, Commercial Planned Development District of Columbus City Codes; for the property located at **1675 GEORGESVILLE SQUARE DRIVE (43228)**, to permit limited outdoor storage in the CPD Commercial Planned Development District **and to declare an emergency.**

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

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District use;

3332.05, Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.19, Fronting on a public street; 3332.20, Building lines; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; 3332.38(G), Private Garage; 3342.24, Surface; of the City of Columbus codes, for the property located at **216 WEST HUBBARD AVENUE (43215)**, to conform an existing single-family dwelling and permit a second single-family dwelling (carriage house) on one lot with reduced development standards in the R-4, Residential District. (Council Variance # CV05-045)

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

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District use; 3332.05, Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.19, Fronting on a public street; 3332.20, Building lines; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; 3332.38(G), Private Garage; 3342.24, Surface; of the City of Columbus codes, for the property located at **216 WEST HUBBARD AVENUE (43215)**, to conform an existing single-family dwelling and permit a second single-family dwelling (carriage house) on one lot with reduced development standards in the R-4, Residential District **and to declare an emergency.** (Council Variance # CV05-045)

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

To rezone **4871 WARNER ROAD (43081)**, being 43.73± acres located on the south side of Warner Road, 1400± feet east of Ulry Road, **From:** R, Rural District, **To:** PUD-8, Planned Unit Development District (Rezoning # Z03-094).

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

To rezone **220 PARK ROAD (43235)**, being 17.55± acres located on the north side of Park Road, 1059± feet east of Flint Road, **From:** R, Rural District, **To:** PUD-6, Planned Unit Development District (Rezoning # Z05-048).

A motion was made by Habash, seconded by Tavares, that this matter be Tabled Indefinitely. The motion carried by the following vote:

To amend Zoning Ordinance No. 0137-03, passed on February 10, 2003 (Z02-034), to modify the CPD, Commercial Planned District Text and site plan consistent with Council Variance CV05-019 for property located at **1675 GEORGESVILLE SQUARE DRIVE (43228)**, being 16.35± acres located at the northeast corner of Holt Road and Georgesville Square Drive. (Z02-034A)

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

To amend Zoning Ordinance No. 0137-03, passed on February 10, 2003 (Z02-034), to modify the CPD, Commercial Planned District Text and site plan consistent with Council Variance CV05-019 for property located at **1675 GEORGESVILLE SQUARE DRIVE (43228)**, being 16.35± acres located at the northeast corner of Holt Road and Georgesville

Square Drive and to declare an emergency. (Z02-034A)

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

To rezone **1451 WEST FIFTH AVENUE (43212)**, being 3.19± acres located at the southwest corner of West Fifth Avenue and Grandview Avenue, **From:** C-4 and C-5, Commercial Districts, **To:** CPD, Commercial Planned Development District. (Rezoning # Z05-049)

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

To grant a Variance from the provisions of Sections 3367.01, M-2, Manufacturing District; 3367.15, M-2, Manufacturing district special provisions; 3342.17, Parking lot screening; 3342.18, Parking setback; 3342.24, Surface; and 3342.28, Minimum number of parking spaces required; of the Columbus City Codes for the property located at **2436 WOOD AVENUE (43221)**, to permit a gymnastics school with a maximum of 10,600 square feet in an existing 14,600 square foot warehouse building with reduced development standards in the M-2, Manufacturing District, and to repeal Ordinance 1996-93, passed October 4, 1993 (Council Variance # CV02-059).

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

To rezone **4706 WESTERVILLE ROAD (43231)**, being 2.69± acres located on the east side Westerville Road, 277± feet north of Westerville Woods Drive, **From:** R-1, Residential District **To:** L-M, Limited Manufacturing District (Rezoning # Z05-034).

A motion was made by Mentel, seconded by Tavares, that this matter be Tabled Indefinitely. The motion carried by the following vote:

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District, 3332.21, Building lines; 3332.24, Minimum side yard permitted; 3332.25, Maximum side yard required; 3342.08, Driveway; 3342.18, Parking setback line; and 3342.28, Minimum number of parking spaces required; of the Columbus City codes for the property located at **1014 FREBIS AVENUE (43206)**, to permit a child day care center with reduced development standards on the rear of a lot developed with a single-family dwelling in the R-4, Residential District (Council Variance # CV04-012).

A motion was made by Boyce, seconded by Hudson, that this matter be Reconsidered and Tabled Indefinitely. The motion carried by the following vote:

A motion was made by Boyce, seconded by Tavares, to adjourn this Regular Meeting ADJOURNED: 6:40 p.m. The motion carried by the following vote:

