



# City of Columbus

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

## Agenda - Final Zoning Committee

*A. Troy Miller, Chair  
All Members*

---

Monday, July 22, 2013

6:30 PM

City Council Chambers, Rm 231

---

**REGULAR MEETING NO. 43 OF CITY COUNCIL (ZONING), MONDAY, JULY 22, 2013 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: MILLER, CHR. CRAIG KLEIN MILLS PALEY TYSON GINTHER**

**1569-2013** To rezone certain portions of East Franklinton as defined herein to the EF, East Franklinton District (Rezoning # Z13-043).

**0345-2013** To grant a Variance from the provisions of Sections 3356.03, C-4 Permitted Uses; 3333.12, AR-1 and AR-4 Area District Requirements; 3332.14, R-2F Area District Requirements; 3333.09, Area Requirements; 3333.22, Maximum Side Yard Required; 3333.23, Minimum Side Yard Permitted; 3333.24, Rear Yard; 3312.09, Aisle; 3312.13, Driveway; 3312.17, Parking Setback Line; 3312.21(B)(D), Landscaping and screening; 3312.25, Maneuvering; 3312.29, Parking Space; and 3321.01, Dumpster Area, of the Columbus City Codes; for the property located at 362 EAST 11th AVENUE (43201), to conform three (3) existing dwellings in the C-4, Commercial District, to permit reduced development standards for proposed parking lots and to conform development standards for existing dwellings and apartment buildings in the AR-4, Apartment Residential District (Council Variance # CV12-050).

**1576-2013** To rezone 1424 CHESAPEAKE AVENUE (43212), being 0.34± acres located on the north side of Chesapeake Avenue, 915± feet west of North Star Road, From: R, Rural District, To: AR-1, Apartment Residential District (Rezoning # Z13-023).

**1658-2013** To grant a Variance from the provisions of Sections 3333.02, AR-1, Apartment Residential District; 3312.21, Landscaping and screening; 3312.25, Maneuvering; 3333.09, Area requirements; 3333.16, Fronting on a public street; 3333.18, Building lines; 3333.23(d), Minimum side

yard permitted; 3333.24, Rear yard; and 3333.25, Side or rear yard obstruction, of the Columbus City Codes, for the property located at 1424 CHESAPEAKE AVENUE (43212), to permit multiple-unit dwellings in the AR-1, Apartment Residential District with reduced development standards. (Council Variance # CV13-016).

**1661-2013** To rezone 1155 BONHAM AVENUE (43211), being 0.24± acres located on the south side Bonham Avenue, at the southern terminus of Dolle Avenue, From: R-4, Residential District, To: M, Manufacturing District (Rezoning # Z12-030).

**1674-2013** To rezone 3940 STELZER ROAD (43219), being 1.9± acres located on the east side of Stelzer Road, 1444± feet south of Morse Road, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District. (Rezoning # Z13-004).

**1681-2013** To rezone 1437 CHESAPEAKE AVENUE (43212), being 0.64± acres located on the south side of Chesapeake Avenue, 750± feet east of North Star Avenue, From: R, Rural District, To: AR-1, Apartment Residential District (Rezoning # Z13-013).

**1704-2013** To grant a Variance from the provisions of Sections 3333.02, AR-1, Apartment Residential District; 3312.21, Landscaping and screening; 3312.25, Maneuvering; 3321.05, Vision clearance; 3333.09, Area requirements; 3333.16, Fronting on a public street; 3333.18, Building lines; 3333.23(d), Minimum side yard permitted; 3333.24, Rear yard; and 3333.25, Side or rear yard obstruction, of the Columbus City Codes, for the property located at 1437 CHESAPEAKE AVENUE (43212), to permit multiple-unit dwellings in the AR-1, Apartment Residential District with reduced development standards. (Council Variance #CV13-007).

**1735-2013** To rezone 930 BETHEL ROAD (43214), being 3.33± acres located on the north side of Bethel Road, 385± feet east of Postlewaite Road, From: L-C-2, Limited Commercial District, To: CPD, Commercial Planned Development District (Rezoning # Z13-032).

**1752-2013** To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District use; 3312.29, Parking space; 3312.25, Maneuvering; 3332.05, District lot width requirements; 3333.18, Building lines; 3332.19, Fronting on a public street; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1499 ELMWOOD AVENUE (43212), to permit two two-unit buildings on the same lot and two single-unit dwellings on the same lot with reduced development standards in the R-4, Residential District (Council Variance # CV13-010).

**1779-2013** To grant a Variance from the provisions of Sections 3332.035, R-3, Residential District; 3312.13(B), Driveway; 3312.25, Maneuvering; 3312.29, Parking space; 3312.39, Striping and marking; 3332.19,

Fronting on a public street; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1616 HAWTHORNE PARK (43203), to permit an apartment hotel (a bed and breakfast) and a carriage house with reduced development standards in the R-3, Residential District (Council Variance # CV13-024).

**1792-2013**

To grant a Variance from the provisions of Sections 3356.03, C-4, Permitted Uses; and 3312.43, Required surface for parking, of the Columbus City Codes; for the property located at 499 DERRER ROAD (43204), to allow indoor storage, and limited outdoor storage on a gravel surface, in conjunction with a contractor's office in the C-4, Commercial District, and to repeal Ordinance No. 1174-2005, passed on July 18, 2005 (Council Variance # CV12-051).

**1819-2013**

To grant a Variance from the provisions of Sections 3363.01, M, Manufacturing District; 3363.24, Building Lines; 3309.14(A), Height Districts, 3312.03(D), Administrative Requirements, 3312.09, Aisle, 3312.13, Driveway, 3312.21, Landscaping and Screening, 3312.23, Maneuvering, 3312.27, Parking Setback line, 3312.29, Parking Space, 3312.39, Striping and Marking, 3321.43, Surface, 3312.49, Minimum Number of Parking Spaces Required, 3312.51, Minimum Number of Loading Spaces Required, 3321.01, Dumpster, 3321.03, Lighting, 3372.604, Setback Requirements, 3372.605, Building Design Standards, 3372.606, Graphics, 3372.607, Landscaping and Screening, 3372.608, Lighting and 3372.609, Parking and Circulation;,, for the property located at 732 NORTH FOURTH STREET (43201), to permit residential uses, public and/or private parkland and open space, public and/or private school(s) and to establish appropriate development standards for a mixed-use residential and commercial development in the M, Manufacturing District and to repeal Ordinances 0284-01 and 1023-02, passed February 26, 2001 and July 8, 2002, respectively.

**1844-2013**

To rezone 1454 CHESAPEAKE AVENUE (43212), being 0.82± acres located on the north and south sides of Chambers Road, 640± feet west of Northwest Boulevard, From: R, Rural District, To: AR-1, Apartment Residential District (Rezoning # Z13-021).

**1845-2013**

To grant a Variance from the provisions of Sections 3333.02, AR-1, Apartment Residential District; 3312.12, Driveway; 3312.21, Landscaping and screening; 3312.25, Maneuvering; 3321.05(A), Vision clearance; 3333.055, Exception for single- or two-family dwelling; 3333.09, Area requirements, 3333.16, Fronting on a public street; 3333.18, Building lines; 3333.23(d), Minimum side yard permitted; 3333.24, Rear yard and 3333.25 Side or rear yard obstruction of the Columbus City Codes, for the property located at 1454 CHESAPEAKE AVENUE (43212), to permit multiple-unit dwellings in the AR-1, Apartment Residential District with reduced development standards.

(Council Variance # CV13-015).

**1831-2013** To rezone 1397 CHAMBERS ROAD (43212), being 0.96± acres located on the south side of Chambers Road, 480± feet west of Northwest Boulevard, From: R, Rural District, To: AR-1, Apartment Residential District (Rezoning # Z13-015).

**1833-2013** To grant a Variance from the provisions of Sections 3333.02, AR-1, Apartment Residential District; 3312.21, Landscaping and screening; 3312.25, Maneuvering; 3312.29, Parking space; 3321.05(A), Vision clearance; 3333.055, Exception for single- or two-family dwelling; 3333.09, Area requirements, 3333.16, Fronting on a public street; 3333.18, Building lines; 3333.23(d), Minimum side yard permitted and 3333.24, Rear yard; of the Columbus City Codes, for the property located at 1397 CHAMBERS ROAD (43212), to permit multiple-unit dwellings in the AR-1, Apartment Residential District with reduced development standards. (Council Variance # CV13-009).

**1253-2013** To rezone 9440 SOUTH OLD STATE ROAD (43035), being 4.09± acres located on the west side of South Old State Road, 392± feet south of Erin Drive, From: R, Rural District, To: L-AR-12, Limited Apartment Residential District (Rezoning # Z13-001).

*(TABLED ON 6/24/2013)*

## ADJOURNMENT