



# 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, December 6, 2021

6:30 PM

City Council Chambers, Rm 231

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#### REGULAR MEETING NO.55 OF CITY COUNCIL (ZONING), DECEMBER 6, 2021 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: TYSON, CHR. E. BROWN M. BROWN DORANS FAVOR REMY HARDIN

##### 2699-2021

To rezone 375 E. 5TH AVE. (43201), being 8.26± acres located on the south side of East 5th Avenue, south of the terminus of North Grant Avenue, From: M, Manufacturing District, To: AR-3, Apartment Residential District and AR-1, Apartment Residential District (Rezoning #Z21-026).

##### 2700-2021

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1, Apartment residential district use; 3333.03, AR-3 apartment residential district use; 3312.09, Aisle; 3309.14, Height districts; 3333.16, Fronting; 3333.255, Perimeter yard; and 3333.18, Building lines, of the Columbus City Codes; for the property located at 375 E. 5TH AVE. (43201), to permit commercial access in the AR-1, Apartment Residential District and the AR-3, Apartment Residential District, and reduced development standards for a multi-unit residential development (Council Variance #CV21-037).

##### 3017-2021

To grant a Variance from the provisions of Sections 3332.38(H), Private garage; 3332.21, Building lines; 3332.26, Minimum side yard permitted; and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at 862 MOHAWK ST. (43206), to permit habitable space above a detached garage with reduced development standards in the R-2F, Residential District (Council Variance #CV21-097).

##### 3069-2021

To rezone 3900 SCIOTO DARBY CREEK RD. (43026), being 2.01± acres located on the north side of Scioto Darby Creek Road, 750± west of Scioto Parkway, From: R-1, Residential District, To: L-M, Limited Manufacturing District (Rezoning #Z21-041).

- 3073-2021** To rezone 86 N. YALE AVE. (43222), being 0.38± acres located at the southeast corner of North Yale Avenue and Cable Avenue, From: R-4, Residential District, To: AR-1, Apartment Residential District (Rezoning #Z21-067).
- 3074-2021** To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3312.49(C), Minimum numbers of parking spaces required; 3333.12, AR-1 and AR-4 Area district requirements; 3333.15(d), Basis of computing area; 3333.18(D) (2), Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 86 N. YALE AVE. (43222), to permit a multiple dwelling development on a lot containing less than 20,000 square feet with reduced development standards in the AR-1, Apartment Residential District (Council Variance #CV21-082).
- 3098-2021** To rezone 2970-2990 WOODSON DR. (43026), being 3.2± acres located on the east side of Woodson Drive, 1,100± feet north of Scioto Darby Creek Road, From: R-1, Residential District, To: M-2, Manufacturing District (Rezoning #Z21-068).
- 3099-2021** To grant a Variance from the provisions of Sections 3312.43, Required surface for parking; 3321.09, Screening; 3367.15(A)(C)(E), M-2 manufacturing district special provisions; and 3367.29, Storage; for the property located at 2970-2990 WOODSON DR. (43026), to permit reduced development standards for a boat and RV storage business in the M-2, Manufacturing District (Council Variance #CV21-083).
- 3135-2021** To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3333.035; AR-4 apartment residential district use; 3312.21(A)(D)(1), Landscaping and screening; 3312.27(3), Parking setback line; 3312.49(C), Minimum numbers of parking spaces required; 3321.05(A)(1), Vision clearance; 3325.705, Supplemental Parking Requirements; 3325.801, Maximum Lot Coverage; 3325.805, Maximum Floor Area Ratio (FAR); 3325.809, Landscaped Area and Treatment; 3332.21(D), Building lines; 3332.25, Maximum side yard required; and 3332.26, Minimum side yard permitted, of the Columbus City Codes, for the property located at 2333 & 2339 NEIL AVE. (43202), to conform a 12-unit apartment building and to permit a 3-unit dwelling, with reduced development standards, in the R-2F, Residential District and AR-4, Apartment Residential District (Council Variance #CV21-088).
- 3140-2021** To amend Ordinance #0745-2021, passed April 5, 2021 (CV20-126), for property located at 2600 STELZER RD. (43219), to repeal Section 1 and replace it with a new Section 1 to correct the parking and building setback variances for a proposed apartment complex (Council Variance #CV20-126A).
- 3141-2021** To grant a Variance from the provisions of Section 3367.01, M-2 manufacturing district, of the Columbus City Codes; for the property

located at 5210 TRABUE RD. (43228), to permit a truck rental business in the M-2, Manufacturing District (Council Variance # CV21-089).

**3146-2021**

To rezone 1179 E. MAIN ST. (43205), being 1.61± acres located at the southeast corner of East Main Street and Oakwood Avenue, From: C-4, Commercial District and R-3, Residential District, To: AR-2, Apartment Residential District (Rezoning #Z21-042).

**3147-2021**

To grant a Variance from the provisions of Sections 3333.025, AR-2, apartment residential district use; 3312.21(D)(1), Landscaping and screening; 3312.27(3), Parking setback line; 3312.49(C) Minimum numbers of parking spaces required; 3321.05(A)(1);(B)(2), Vision clearance; and 3333.18, Building lines, of the Columbus City Codes; for the property located at 1179 E. MAIN ST. (43205), to permit commercial vehicular access and reduced development standards for a multi-unit residential development in the AR-2, Apartment Residential District (Council Variance #CV21-057).

**0911-2021**

To grant a Variance from the provisions of Sections 3332.039, R-4 residential district; 3332.05, Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.19, Fronting; 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 1135 NEIL AVE. (43201), to permit a two-unit dwelling and a single-unit dwelling (carriage house) on one lot with reduced development standards in the R-4 Residential District (Council Variance #CV21-021).

*TABLED INDEFINITELY 10/25/2021*

## ADJOURNMENT