



City of Columbus

Office of City Clerk
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Agenda - Final Zoning Committee

Monday, September 8, 2025

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.43 OF CITY COUNCIL (ZONING), SEPTEMBER 8, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

READING AND DISPOSAL OF THE JOURNAL

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: DORANS, CHR. HARDIN, VICE CHR. ALL MEMBERS

REZONINGS/AMENDMENTS

1979-2025

To rezone 4970 LINDORA DR. (43232), being 0.92± acres located at the southeast corner of Lindora Drive and Carbondale Drive, From: C-4, Commercial District, To: L-AR-1, Limited Apartment Residential District (Rezoning #Z24-024).

POSTPONED FROM 7/28/2025

2290-2025

To rezone 3459 TRABUE RD. (43204), being 4.7± acres located on the south side of Trabue Road, 915± feet west of McKinley Avenue, From: CPD, Commercial Planned Development District, To: AR-1, Apartment Residential District (Rezoning #Z25-010).

2314-2025

To rezone 3639 GENDER RD. (43110), being 3.96± acres located on the west side of Gender Road, 200± feet south of Upperridge Drive, From: CPD, Commercial Planned Development District, To: AR-3, Apartment Residential District (Rezoning #Z24-078).

VARIANCES

1980-2025

To grant a Variance from the provisions of Sections 3312.21(A), Landscaping and screening; and 3312.27, Parking setback line, of the Columbus City Codes; for the property located at 4970 LINDORA DR. (43232), to allow reduced parking lot landscaping and parking setback for an apartment building in the L-AR-1, Apartment Residential District (Council Variance #CV24-075).

POSTPONED FROM 7/28/2025

- 2279-2025** To grant a Variance from the provisions of Sections 3332.38(H), Private garage; 3332.38(G), Private garage; and 3332.26(C), Minimum side yard permitted, of the Columbus City Codes; for the property located at 982 JAEGER ST. (43206), to allow habitable space above a detached garage with reduced development standards in the R-2F, Residential District (Council Variance #CV25-041).
- 2286-2025** To grant a Variance from the provisions of Sections 3332.02, R, Rural District; 3332.06, R-rural area district requirements; and 3332.38(F) Private garage, of the Columbus City Codes; for the property located at 1691 DYER RD. (43123), to allow two single-unit dwellings on one lot with reduced development standards in the R, Rural District (Council Variance #CV24-107).
- 2291-2025** To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3312.21, Landscaping and screening; 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 3459 TRABUE RD. (43204), to allow a monopole telecommunication antenna and related equipment and reduced development standards for an apartment complex in the AR-1, Apartment Residential District (Council Variance #CV25-022).
- 2295-2025** To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.49(C), Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 769 S. 17TH ST. (43206), to allow a single-unit dwelling and a two-unit dwelling on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV24-132).
- 2296-2025** To grant a Variance from the provisions of Sections 3332.38(H), Private garage; and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at 910 MOHAWK ST. (43206), to allow habitable space above a detached garage with an increased height in the R-2F, Residential District (Council Variance #CV25-060).
- 2311-2025** To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3312.49(C), Required parking; 3333.09, Area requirements; 3333.16, Fronting; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 39 LINWOOD AVE. (43205), to allow two single-unit dwellings on one lot with reduced development standards in the ARLD, Apartment Residential District (Council Variance #CV25-015).

ADJOURNMENT