

City of Columbus

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



Minutes - Final

Monday, November 6, 2006

6:30 PM

City Council Chambers

Zoning Committee

**REGULAR MEETING NO. 52 OF CITY COUNCIL (ZONING),
NOVEMBER 6, 2006 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 grant a Variance from the provisions of Sections 3356.03, C-4 Permitted uses; 3356.11, C-4 district setback lines; and 3342.28, Minimum number of parking spaces required, for the property located at **3112 NORTH HIGH STREET (43202)**, to conform an existing commercial building and existing four-unit dwelling with reduced development standards in the C-4, Commercial District (Council Variance #CV05-042).

A motion was made by Mentel, seconded by Hudson, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

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

To rezone **115 PARK ROAD (43235)**, being 0.46± acres located at the southwest corner of Park Road and West Street, **From:** R, Rural District, **To:** L-C-2, Limited Commercial District. (Rezoning # Z06-042)

A motion was made by Mentel, seconded by Hudson, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

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 3332.039, R-4, Residential District; 3332.26, Minimum side yard permitted; 3342.18, Parking setback line; 3342.28, Minimum number of parking spaces required; 3372.521, Supplemental parking requirements; and 3372.541, Landscaped area and treatment, for the property located at **1421 HAMLET STREET (43201)**, to conform and expand an existing youth temporary shelter, youth and family counseling, and youth outreach agency with reduced development standards in the R-4, Residential District. (Council Variance # CV05-073)

A motion was made by Mentel, seconded by Hudson, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

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

To rezone **5038 EAST DUBLIN-GRANVILLE ROAD (43081)**, being 3.03± acres located on the north side of East Dublin-Granville Road, 1060± feet west of North Hamilton Road, **From:** R, Rural District, **To:** L-C-4, Limited Commercial District. (Rezoning # Z06-041)

A motion was made by Mentel, seconded by Hudson, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

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

To rezone **1034 RIDGE STREET (43215)**, being 0.21± acres located on the north side of Ridge Street, 76.5± feet west of Waterman Avenue, **From:** C-4, Commercial District **To:** M, Manufacturing District (Rezoning # Z06-057).

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

To rezone **1034 RIDGE STREET (43215)**, being 0.21± acres located on the north side of Ridge Street, 76.5± feet west of Waterman Avenue, **From:** C-4, Commercial District **To:** M, Manufacturing District **and to declare an emergency.** (Rezoning # Z06-057)

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

To grant a Variance from the provisions of Sections 3363.24, Building lines in an M, Manufacturing District; and 3342.18, Parking setback line of the Columbus City Codes; for the property located at **1034 RIDGE STREET (43215)**, to permit office/warehouse development with reduced building and parking setbacks in the M, Manufacturing District (Council Variance # CV06-044).

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 3363.24, Building lines in an M, Manufacturing District; and 3342.18, Parking setback line of the Columbus City Codes; for the property located at **1034 RIDGE STREET (43215)**, to permit office/warehouse development with reduced building and parking setbacks in the M, Manufacturing District **and to declare an emergency.** (Council Variance # CV06-044)

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

To grant a Variance from the provisions of Section 3367.01, M-2, Manufacturing uses, for the property located at **1164 KOEBEL ROAD (43207)**, to permit a church in the L-M-2, Limited Manufacturing District. (Council Variance # CV06-042)

A motion was made by Mentel, seconded by Tavares, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

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

To grant a Variance from the provisions of Sections 3370.05, Permitted uses and 3342.28, Minimum number of parking spaces required, for the property located at **707 JENKINS AVENUE (43207)**, to permit a school in the L-M, Limited Manufacturing District. (Council Variance # CV06-039)

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 3370.05, Permitted uses and 3342.28, Minimum number of parking spaces required, for the property located at **707 JENKINS AVENUE (43207)**, to permit a school in the L-M, Limited Manufacturing District **and to declare an emergency.** (Council Variance # CV06-039)

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

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

To grant a Variance from the provisions of Section 3373.01, P-2, Public Parking District of the Columbus City Codes for the property located at **1050 HUNTER AVENUE (43201)**, to conform an existing single-family dwelling in the P-2, Public Parking District (Council Variance # CV06-053).

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 3373.01, P-2, Public Parking District of the Columbus City Codes for the property located at **1050 HUNTER AVENUE (43201)**, to conform an existing single-family dwelling in the P-2, Public Parking District **and to declare an emergency.** (Council Variance # CV06-053)

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 3332.033, R-2 Residential District; 3342.28, Minimum number of parking spaces required; and 3355.02, C-4 Commercial District; of Columbus City Codes; for the property located at **1891 East Hudson Street (43211)**, to permit a seventy-four (74) unit apartment complex with reduced parking in the C-4 Commercial and R-2 Residential Districts.

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

To grant a Variance from the provisions of Sections 3332.033, R-2 Residential District; 3342.28, Minimum number of parking spaces required; and 3355.02, C-4 Commercial

District; of Columbus City Codes; for the property located at **1891 East Hudson Street (43211)**, to permit a seventy-four (74) unit apartment complex with reduced parking in the C-4 Commercial and R-2 Residential Districts **and to declare an emergency.**

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

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

To grant a Variance from the provisions of Sections 3363.01, M, Manufacturing District; 3363.27(b)(1), Height and Area Regulations; 3342.15, Maneuvering; and 3342.28, Minimum Number of Parking Spaces Required; for the properties located at **740 SOUTH FRONT STREET (43206)**, being 0.33± acres located at the southeast corner of South Front Street and West Frankfort Street, to permit an existing non-conforming four-family dwelling and to permit a new four-family dwelling in the M, Manufacturing District.

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 3363.01, M, Manufacturing District; 3363.27(b)(1), Height and Area Regulations; 3342.15, Maneuvering; and 3342.28, Minimum Number of Parking Spaces Required; for the properties located at **740 SOUTH FRONT STREET (43206)**, being 0.33± acres located at the southeast corner of South Front Street and West Frankfort Street, to permit an existing non-conforming four-family dwelling and to permit a new four-family dwelling in the M, Manufacturing District **and to declare an emergency.**

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:** PUD-8, Planned Unit Development District, **To:** PUD-6, Planned Unit Development District (Rezoning # Z06-049).

A motion was made by Habash, seconded by Boyce, that this matter be Taken from the Table. The motion carried by the following vote:

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

To rezone **5510 NORTH HIGH STREET (43214)**, being 0.34± acres located on the east side of North High Street, 100± feet north of East Stanton Avenue, **From:** C-4, Commercial District, **To:** CPD, Commercial Planned Development District (Rezoning # Z05-055).

A motion was made by Mentel, seconded by Hudson, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

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

A motion was made by Mentel, seconded by Hudson, to adjourn this Regular Meeting ADJOURNED: 7:55 p.m. The motion carried by the following vote: