



# 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, June 30, 2025

6:30 PM

City Council Chambers, Rm 231

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**REGULAR MEETING NO.35 OF CITY COUNCIL (ZONING), JUNE 30,2025 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**

**1393-2025**

To rezone 1941 STELZER RD. (43219), being 4.1± acres located at the southwest corner of Stelzer Road and Citygate Drive, From: CPD, Commercial Planned Development District, To: L-M, Limited Manufacturing District (Rezoning #Z24-072).

**1601-2025**

To rezone 2618 BETHESDA AVE. (43219), being 10.18± acres located at the northwest corner of Bethesda Avenue and Sunbury Road, From: R-2, Residential District, and R, Rural District, To: AR-1, Apartment Residential District (Rezoning #Z24-070).

**1649-2025**

To rezone 8570 N. HIGH ST. (43035), being 14.9± acres located on the east side of North High Street, 300± feet north of Lazelle Road, From: R, Rural District, To: ARLD, Apartment Residential District (Rezoning #Z25-005).

**1660-2025**

To rezone 3535 OLENTANGY RIVER RD. (43214), being 45.48± acres located at the northwest corner of Olentangy River Road and West North Broadway, From: C-3, Commercial District, To: L-C-4, Limited Commercial District (Rezoning #Z24-034).

**1712-2025**

To rezone 2262 REFUGEE RD. (43207), being 1.94± acres located on the north side of Refugee Road; 2,600± feet west of Alum Creek Drive, From: R-1, Residential District, To: M, Manufacturing District (Rezoning #Z25-014).

**VARIANCES**

- 1394-2025** To grant a Variance from the provisions of Sections 3363.24, Building lines in an M-manufacturing district, and 3363.27(b)(2), Height and area regulations, of the Columbus City Codes; for the property located at 1941 STELZER RD. (43219), to allow reduced building setback and distance separation for a self-storage facility in the L-M, Limited Manufacturing District (Council Variance #CV24-161).
- 1461-2025** To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; and 3332.26, Minimum side yard permitted, of the Columbus City Codes; for the property located at 2424 STEELE AVE. (43204), to allow a two-unit dwelling with a reduced minimum side yard in the R-3, Residential District (Council Variance #CV25-031).
- 1602-2025** To grant a Variance from the provisions of Sections 3312.27, Parking setback line; 3332.21, Building lines; and 3332.285, Perimeter yard, for the property located at 2618 BETHESDA AVE. (43219), to allow reduced development standards for an apartment complex in the AR-1, Apartment Residential District (Council Variance #CV24-158).
- 1650-2025** To grant a Variance from the provisions of Sections 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 8570 N. HIGH ST. (43035), to allow reduced development standards for an apartment complex in the ARLD, Apartment Residential District (Council Variance #CV25-011).
- 1708-2025** To grant a Variance from the provisions of Sections 3332.05, R-3 residential district; 3312.25, Maneuvering; 3312.27, Parking setback line; 3332.26(B), Minimum side yard permitted; and 3332.28, Side or rear yard obstruction, of the Columbus City Codes; for the property located at 26 W. HENDERSON RD. (43214), to allow a two-unit dwelling with reduced development standards in the R-3, Residential District, and to revoke Ordinance #1440-2017 (CV17-017), passed June 12, 2017 (Council Variance #CV25-036).

**ADJOURNMENT**