



City of Columbus

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Columbus OH
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Agenda - Final

Zoning Committee

Monday, September 9, 2024

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.46 OF CITY COUNCIL (ZONING), SEPTEMBER 9, 2024 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

[2009-2024](#)

To rezone 4480 DESANTIS CT. (43214), being 3.33± acres located at the southwest corner of DeSantis Court and West Henderson Road, From: L-C-4, Limited Commercial District, To: AR-O, Apartment Office District (Rezoning #Z24-014).

POSTPONED ON 7/15/2024

[2312-2024](#)

To rezone 2125 MARBLE CLIFF OFFICE PARK (43215), being 1.17± acres located on the southeast corner of Marble Cliff Office Park and Dublin Road, From: L-M, Limited Manufacturing District, To: L-M, Limited Manufacturing District (Rezoning #Z24-019).

[2321-2024](#)

To rezone 494 ST. CLAIR AVE. (43203), being 1.07± acres located on the east side of St. Clair Avenue, 60± feet south of Old Leonard Avenue, From: CPD, Commercial Planned Development District and R-2F, Residential District, To: AR-O, Apartment Office District (Rezoning #Z23-010).

[2362-2024](#)

To rezone 951 FREBIS AVE. (43206), being 0.40± acres located on the south side of Frebis Avenue; 50± feet east of Oakwood Avenue, From: C-4, Commercial District, To: CPD, Commercial Planned Development District (Rezoning #Z24-017).

[2366-2024](#)

To rezone 115 HUTCHINSON AVE. (43235), being 2.5± acres located on the south side of Hutchinson Avenue, 150± feet west of High Cross Boulevard, From: CPD, Commercial Planned Development District, To: L-AR-O, Limited Apartment Office District (Rezoning #Z24-015).

[2368-2024](#) To rezone 278 S. GLENWOOD AVE. (43223), being 0.10± acres located on the east side of Glenwood Avenue, and 380 ± feet north of Sullivant Avenue, From: M, Manufacturing District, To: CPD, Commercial Planned Development District (Rezoning #Z24-021).

[2398-2024](#) To rezone 2283 SUNBURY RD. (43219), being 10.8± acres located on the west side of Sunbury Road, 490± feet north of Hillstone Street, From: R, Rural District, To: CPD, Commercial Planned Development District (Rezoning #Z16-089).

VARIANCES

[1659-2024](#) To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; and 3332.21, Building lines, of the Columbus City Codes; for the property located at 1286 KEY WEST AVE. (43219), to allow two-unit dwelling development with reduced standards in the R-3, residential district (Council Variance #CV24-038).

[1698-2024](#) To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.49, Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; and 3332.26(F), Minimum side yard permitted, of the Columbus City Codes; for the property located at 236 AVONDALE AVE. (43223), to allow a three-unit dwelling with reduced development standards in the R-2F, residential district (Council Variance #CV24-030).

[1731-2024](#) 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; 3332.21, Building lines; 3332.25, Maximum side yards required; and 3332.26, Minimum side yard permitted, of the Columbus City Codes; for the property located at 295 N. 21ST ST. (43203), to allow a three-unit dwelling with reduced development standards in the R-2F, Residential District (Council Variance #CV24-022).

[2010-2024](#) To grant a Variance from the provisions of Sections 3312.27, Parking setback line; 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 4480 DESANTIS CT. (43214), to allow reduced development standards for an apartment complex in the AR-O, Apartment Office District (Council Variance #CV24-042).

POSTPONED ON 7/15/2024

[2310-2024](#) To grant a Variance from the provisions of Sections 3332.039, R-4, residential district; 3312.49, Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.15, R-4 area district requirements;

3332.19, Fronting; 3332.25(B), Maximum side yards required; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 574 SIEBERT ST. (43206), to allow two single-unit dwellings on one lot with reduced development standards in the R-4, Residential District (Council Variance #CV24-069).

2311-2024

To grant a Variance from the provisions of Sections 3332.031, R-1, residential district; and 3312.49, Required parking, of the Columbus City Codes; for the property located at 2365 INNIS RD. (43224), to allow a commercial parking lot with increased parking in the R-1, Residential District (Council Variance #CV24-072).

2313-2024

To grant a Variance from the provisions of Sections 3332.039, R-4, residential district; 3312.49, Required parking; 3332.25, Maximum side yard required; and 3332.26(C), Minimum side yard permitted, of the Columbus City Codes; for the property located at 2958 E. 11TH AVE. (43219), to allow a shared living facility with reduced development standards in the R-4, Residential District (Council Variance #CV24-077).

2314-2024

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.25, Maneuvering; 3312.29, Parking space; 3332.13, R-3 area district requirements; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 37 ORCHARD LN. (43214), to allow two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District (Council Variance #CV24-060).

2322-2024

To grant a Variance from the provisions of Sections 3333.04, Permitted uses in AR-O apartment office district; 3312.49(C), Required parking; and 3333.18, Building lines, of the Columbus City Codes; for the property located at 494 ST. CLAIR AVE. (43203), to allow reduced development standards for an apartment building in the AR-O, Apartment Office District (Council Variance #CV24-054).

2367-2024

To grant a Variance from the provisions of Sections 3312.09, Aisle; 3312.13, Driveway; 3312.25, Maneuvering; 3312.21, Landscaping and screening; 3312.49, Required parking; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 115 HUTCHINSON AVE. (43235), to allow reduced development standards for a multi-unit residential development in the L-AR-O, Apartment Office District (Council Variance #CV24-043).

ADJOURNMENT