



# City of Columbus

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

## Minutes - Final Zoning Committee

*A. Troy Miller, Chair  
All Members*

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Monday, July 14, 2014

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO. 39 OF CITY COUNCIL (ZONING), JULY 14, 2014 AT 6:30 P.M. IN COUNCIL CHAMBERS

#### ROLL CALL

**Absent** 1 - Zachary Klein

**Present** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson,  
and Andrew Ginther

#### READING AND DISPOSAL OF THE JOURNAL

**A motion was made by Craig, seconded by Tyson, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson,  
and Andrew Ginther

#### EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

#### ZONING: MILLER, CHR. CRAIG KLEIN MILLS PALEY TYSON GINTHER

##### [1228-2014](#)

To rezone 6395 ABBIE TRAILS DRIVE (43110), being 5.4± acres located on the south side of Abbie Trails Drive, 801± feet east of Gender Road, From: CPD, Commercial Planned Development District, To: L-AR-12, Limited Apartment Residential District (Rezoning # Z14-008).

**A motion was made by Miller, seconded by Craig, that this Ordinance be Taken from the Table. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson,  
and Andrew Ginther

**A motion was made by Miller, seconded by Craig, that this Ordinance be Approved. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson,  
and Andrew Ginther

1230-2014

To grant a Variance from the provisions of Sections 3333.04, Permitted Uses, of the Columbus City Codes; for the property located at 6395 ABBIE TRAILS DRIVE (43110), to permit commercial vehicular access in the required perimeter yard in the L-AR-12, Limited Apartment Residential District (Council Variance # CV14-021).

**A motion was made by Miller, seconded by Craig, that this Ordinance be Taken from the Table. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

**A motion was made by Miller, seconded by Craig, that this Ordinance be Approved. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

1524-2014

To grant a variance from the provisions of Sections 3332.039, R-4, Residential district; 3312.25, Maneuvering; 3312.27, Parking Setback Line; 3312.49, Minimum numbers of parking spaces required; 3332.05, Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.21(F), Building line; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; and 3332.28, Side or rear yard obstruction, of the Columbus City codes; for the properties located at 305 & 307 EAST FIFTH AVENUE (43201), to permit two mixed-use buildings and one rear single-unit dwelling on two lots with reduced development standards in the R-4, Residential District (Council Variance # CV14-025).

**A motion was made by Miller, seconded by Craig, to Waive the 2nd Reading. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

**A motion was made by Miller, seconded by Craig, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

**A motion was made by Miller, seconded by Craig, that this Ordinance be Approved as Amended. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

1544-2014

To rezone 3386 EAST POWELL ROAD (43085), being 19.93± acres located 810± feet south of East Powell Road, and 100± feet west of Hickory Ridge Court, From: R, Rural District, To: L-C-4, Limited Commercial District (Rezoning # Z13-008).

**A motion was made by Miller, seconded by Craig, to Waive the 2nd Reading.  
The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

**A motion was made by Miller, seconded by Craig, that this Ordinance be Approved. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

1551-2014

To rezone 6160 RIVERSIDE DRIVE (43017), being 0.8± acres located 83.5± feet east of Riverside Drive, and 669± feet south of Martin Road, From: L-C-2, Limited Commercial District, To: CPD, Commercial Planned Development District (Rezoning # Z13-034).

**A motion was made by Miller, seconded by Craig, to Waive the 2nd Reading.  
The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

**A motion was made by Miller, seconded by Craig, that this Ordinance be Approved. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

1561-2014

To rezone 1131 DUBLIN ROAD (43215), being 0.77± acres located on the south side of Dublin Road, 145± feet west of Fairview Avenue, From: C-4, Commercial District, To: AR-O, Apartment Office District (Rezoning # Z13-048).

**A motion was made by Miller, seconded by Craig, to Waive the 2nd Reading.  
The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

**A motion was made by Miller, seconded by Craig, that this Ordinance be Approved. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

1565-2014

To grant a Variance from the provisions of Sections 3333.18, Building lines; 3333.24, Rear yard; 3312.21, Landscaping and Screening; and 3312.25, Maneuvering, of the Columbus City Codes; for the property located at 1131 DUBLIN ROAD (43215), to permit reduced development standards in the ARO, Apartment Office District for a fourteen unit apartment and office building (Council Variance # CV13-033).

**A motion was made by Miller, seconded by Tyson, to Waive the 2nd Reading. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

**A motion was made by Miller, seconded by Mills, that this Ordinance be Approved. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

1556-2014

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; 3312.21(A), Landscaping and screening; 3321.05(B)(2), Vision clearance; 3332.285, Perimeter yard; 3333.255, Perimeter yard; 3372.542, Maximum lot coverage; 3372.543, Building lines; 3372.544, Maximum floor area; and 3372.565, Building lines, of the Columbus City codes; for the property located at 160 KING AVENUE (43201), to permit a forty-eight (48) fifty (50) unit apartment complex with reduced development standards in the R-4, Residential, and AR-4, Apartment Residential Districts (Council Variance # CV14-009).

**A motion was made by Miller, seconded by Tyson, to Waive the 2nd Reading. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

**A motion was made by Miller, seconded by Tyson, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

**A motion was made by Miller, seconded by Tyson, that this Ordinance be Approved as Amended. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther

## **ADJOURNMENT**

*ADJOURNED AT 7:39M*

**A motion was made by Craig, seconded by Tyson, to adjourn this Regular Meeting. The motion carried by the following vote:**

**Absent:** 1 - Zachary Klein

**Affirmative:** 6 - A. Troy Miller, Hearcel Craig, Michelle Mills, Eileen Paley, Priscilla Tyson, and Andrew Ginther