

# City of Columbus

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



## **Minutes - Final**

**Monday, July 18, 2005**

**6:30 PM**

**City Council Chambers**

**Zoning Committee**

**REGULAR MEETING NO. 44 OF CITY COUNCIL (ZONING), JULY 18, 2005 AT 6:30 P.M. IN COUNCIL CHAMBERS.**

**ROLL CALL**

**READING AND DISPOSAL OF THE JOURNAL**

A motion was made by Mentel, seconded by Boyce, 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 and 3372.609, Setback requirements of the Columbus City Code, for the property located at **858 SOUTH HIGH STREET (43206)**, to permit an existing two-family dwelling with reduced development standards in the C-4, Commercial District (Council Variance # CV05-010)

**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 Section 3363.01, M, Manufacturing District, for the property located at **1280 WILLIAMS ROAD (43207)**, to permit an existing single-family dwelling in the M, Manufacturing District (Council Variance # CV05-023).

**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 Section 3363.01, M, Manufacturing District, for the property located at **1240 WILLIAMS ROAD (43207)**, to permit an existing single-family dwelling in the M, Manufacturing District (Council Variance # CV05-026).

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

To rezone **868 WEST LANE AVENUE (43221)**, being 0.83± acres located at the northeast corner of West Lane Avenue and Kenny Road, **From:** R, Rural District, **To:** CPD, Commercial Planned Development District. (Rezoning # Z05-017)

**A motion was made by Mentel, seconded by Tavares, that this matter be**

**Amended as submitted to the Clerk. The motion carried by the following vote:**

To rezone **868 WEST LANE AVENUE (43221)**, being 0.83± acres located at the northeast corner of West Lane Avenue and Kenny Road, **From:** R, Rural District, **To:** CPD, Commercial Planned Development District. (Rezoning # Z05-017)

**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 use; 3332.15, Area District requirements; 3332.19, Fronting on a public street; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; 3332.28, Side or rear yard obstruction; 3332.33, Private access and parking requirements; 3342.24, Surface and 3342.28, Minimum number of parking spaces required; of the City of Columbus codes, for the property located at **410 NACE AVENUE (43223)**, to permit two existing single-family dwellings on one lot with reduced development standards in the R-4, Residential District. (Council Variance # CV05-013)

**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 Section 3356.03, C-4 permitted uses, for the property located at **6867 EAST BROAD STREET (43213)**, to permit motor vehicle fuel sales on a lot zoned in the L-C-4, Limited Commercial District **and to declare an emergency.** (Council Variance CV05-025)

**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 Section 3356.03, C-4 permitted uses, for the property located at **6867 EAST BROAD STREET (43213)**, to permit motor vehicle fuel sales on a lot zoned in the L-C-4, Limited Commercial District (Council Variance CV05-025).

**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 **3642 AGLER ROAD (43219)**, being 7.2± acres located on the north side of Agler Road, 340± feet west of Stelzer Road, **From:** L-C-4, Limited Commercial District, **To:** L-C-4, Limited Commercial District (Z04-096).

**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 rezone **3642 AGLER ROAD (43219)**, being 7.2± acres located on the north side of Agler Road, 340± feet west of Stelzer Road, **From:** L-C-4, Limited Commercial District, **To:** L-C-4, Limited Commercial District (Z04-096).

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

To amend Ordinance #1207-2004, passed on July 19, 2004 (Z04-015), for property located at **5461 NEW ALBANY ROAD EAST (43054)**, by repealing Section 3 and replacing it with a new Section 3 to amend the L-C-2, Limited Commercial District text to modify only the maximum height allowed for lighting standards (Z04-015A).

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

**A motion was made by Mentel, seconded by Hudson, that this matter be Tabled to Certain Date TABLED UNTIL 07/25/05 The motion carried by the following vote:**

To rezone **2410 HILLIARD-ROME ROAD (43228)**, being 1.38± acres located on the east side of Hilliard-Rome Road, 400± feet north of Asics Road, **From:** R, Rural District, **To:** L-C-4, Limited Commercial District (Z04-105).

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

**A motion was made by Mentel, seconded by Hudson, that this matter be Tabled to Certain Date TABLED UNTIL 07/25/05 The motion carried by the following vote:**

To rezone **2895 SOUTH HIGH STREET (43207)**, being 0.53± acres located at the southwest corner of South High Street and Dolby Drive, **From:** R-3, Residential District, **To:** C-3, Commercial District. (Rezoning # Z05-025).

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

To rezone **2635 BILLINGSLEY ROAD (43235)**, being 5.0± acres located on the south side of Billingsley Road, 620± feet east of Sawmill Road, **From:** R, Rural District, **To:** L-C-4, Limited Commercial District (Rezoning # Z05-016).

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

To rezone **1903 STELZER ROAD (43219)**, being 10.65± acres located on the west side of Stelzer Road, 300± feet south of City Gate Drive, **From:** R, Rural District, **To:** L-M, Limited Manufacturing and CPD, Commercial Planned Development Districts **and to declare an emergency** (Z04-080).

**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 **1903 STELZER ROAD (43219)**, being 10.65± acres located on the west side of Stelzer Road, 300± feet south of City Gate Drive, **From:** R, Rural District, **To:** L-M, Limited Manufacturing and CPD, Commercial Planned Development Districts (Z04-080).

**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 3332.029, SR Suburban residential district; 3332.035, R-3, Residential district; 3342.08, Driveway; 3342.17, Parking lot screening; 3342.28, Minimum number of parking spaces required; 3356.03, C-4 Permitted Uses; and 3356.05, C-4 District Development Limitations, of the Columbus City Codes for the property located at **1463 COLLEGE AVENUE (43209)**, to permit two (2) 4-unit dwellings in the C-4, Commercial; SR, Suburban residential; and R-3, Residential Districts.

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

To rezone **5601 FOREST HILLS BOULEVARD (43231)**, being 1.03± acres located on the west side of Forest Hills Boulevard, 560± feet north of East Dublin-Granville Road, **From:** C-4, Commercial District, **To:** CPD, Commercial Planned Development District (Z05-018).

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

To grant a Variance from the provisions of Sections 3356.03, C-4, Permitted Uses of the Columbus City Codes for the property located at **499 DERRER ROAD (43204)**, to permit storage associated with a contractor's office in the C-4, Commercial District (Council Variance # CV05-015).

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

To rezone **1400 FRANCISCO ROAD (43220)**, being 11.12± acres located at the northwest corner of Francisco Road and Rossmoor Place, **From:** R-1, Residential District, **To:** L-R-2, Limited Residential District. (Rezoning # Z05-030)

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

To grant a Variance from the provisions of Section 3332.039, R-4, Residential District Use, for the property located at **29 CLARK PLACE (43201)**, to permit a private parking lot on a parcel zoned in the R-4, Residential District (Council Variance CV04-036).

**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 Thomas, 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 Section 3332.039, R-4, Residential District Use, for the property located at **29 CLARK PLACE (43201)**, to permit a private parking lot on a parcel zoned in the R-4, Residential District (Council Variance CV04-036).

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

To rezone **1971 EAST LIVINGSTON AVENUE (43209)**, being 0.73± acres located at the southeast corner of East Livingston Avenue and Alum Creek Drive, **From:** CPD, Commercial Planned Development District, **To:** CPD, Commercial Planned Development District (Rezoning # Z04-067).

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

**A motion was made by Habash, seconded by Thomas, that this matter be Approved. The motion failed by the following vote:**

To rezone **1971 EAST LIVINGSTON AVENUE (43209)**, being 0.73± acres located at the southeast corner of East Livingston Avenue and Alum Creek Drive, **From:** CPD, Commercial Planned Development District, **To:** CPD, Commercial Planned Development District (Rezoning # Z04-067).

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

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

**A motion was made by Boyce, seconded by Thomas, to adjourn this Regular Meeting ADJOURNED 9:10 p.m. The motion carried by the following vote:**