



# 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, July 15, 2024

6:30 PM

City Council Chambers, Rm 231

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#### REGULAR MEETING NO.40 OF CITY COUNCIL (ZONING), JULY 15, 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

- 1937-2024** To rezone 1598-1614 GREENWAY AVE. (43203), being 0.41± acres located on the north side of Greenway Avenue, 370± feet east of Taylor Avenue, From: R-3, Residential District, To: AR-2, Apartment Residential District (Rezoning #Z24-013).
- 1972-2024** To rezone 740 N. WILSON RD. (43204), being 14.36± acres located on the east side of North Wilson Road, 505± feet north of Fisher Road, From: CPD, Commercial Planned Development District, To: L-M, Limited Manufacturing District (Rezoning #Z24-018).
- 2006-2024** To rezone 6085 WINCHESTER PIKE (43110), being 18.84± acres located on the south side of Winchester Pike, 1,100± feet east of Gender Road, From: L-C-4, Limited Commercial and CPD, Commercial Planned Development districts, To: CPD, Commercial Planned Development District (Rezoning #Z23-067).
- 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).

#### 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).

**1828-2024**

To amend Ordinance #2216-2020, passed October 12, 2020 (CV20-022), for property located at 2546 STELZER RD. (43219), to repeal Section 1 and replace it with a new Section 1 to correct the building setback variance for an existing apartment complex (Council Variance #CV20-022A).

**1829-2024**

To amend Ordinance #3140-2021, passed December 6, 2021 (CV20-126A), for property located at 2600 STELZER RD. (43219), to repeal Section 1 and replace it with a new Section 1 to correct the building setback variance for an existing apartment complex (Council Variance #CV20-126B).

**1935-2024**

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.27, Parking setback line; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; and 3332.22(A)(1), Building lines on corner lots- Exceptions, of the Columbus City Codes; for the property located at 2585 OSCEOLA AVE. (43211), to allow a two-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV24-048).

**1936-2024**

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.49(C), Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.21, Building lines; 3332.19, Fronting; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1555 E. WEBER AVE. (43211), to allow two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District (Council Variance #CV24-050).

**1939-2024**

To grant a Variance from the provisions of Sections 3312.21(A)(D), Landscaping and screening; 3312.49, Required parking; 3333.18, Building lines; 3333.22, Maximum side yard required; 3333.23, Minimum side yard permitted; and 3333.25, Side or rear yard obstruction; of the Columbus City Codes; for the property located at 1598-1614 GREENWAY AVE. (43203), to allow reduced development standards for an apartment building in the AR-2, Apartment Residential District (Council Variance #CV24-036).

**1973-2024**

To grant a Variance from the provisions of Sections 3332.039, R-4, residential district; and 3312.49, Required parking, of the Columbus City Codes; for the property located at 1137 LINWOOD AVE. (43206), to allow a Type A family child care home with reduced parking in the R-4, Residential District (Council Variance #CV24-045).

**2002-2024**

To grant a Variance from the provisions of Sections 3356.03, C-4

permitted uses; 3312.27(4), Parking setback line; and 3356.11(4), C-4 district setback lines, of the Columbus City Codes; for the property located at 1423-1425 BRIARWOOD AVE. (43211), to allow a two-unit dwelling with reduced development standards in the C-4, Commercial District (Council Variance #CV24-047).

**2003-2024**

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3332.05(A)(4), Area district lot width requirements; and 3332.13, R-3 area district requirements, of the Columbus City Codes; for the property located at 1142-1144 20TH AVE. (43211), to allow a two-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV24-059).

**2004-2024**

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3332.05(A)(4), Area district lot width requirements; and 3332.13, R-3 area district requirements, of the Columbus City Codes; for the property located at 2464-2464 AZELDA ST. (43211), to allow a two-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV24-049).

**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).

**ADJOURNMENT**