



City of Columbus

Agenda - Final Revised

Zoning Committee

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

Monday, March 3, 2025

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.11 OF CITY COUNCIL (ZONING), MARCH 3, 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

[0363-2025](#)

To amend Ordinance #0577-02, passed April 29, 2002 (Z02-017), for property located at 3612 GENDER RD. (43110), by repealing Section 3 and replacing with new Section 3 to modify commitments regarding dumpster screening of said property within the CPD, Commercial Planned Development District (Rezoning Amendment #Z02-017A).

[0484-2025](#)

To rezone 540 ANNAPOLIS WAY (43203), being 5.83± acres located on the north side of Maryland Avenue at the terminus of Woodland Avenue, From: M, Manufacturing District, To: L-ARLD, Limited Apartment Residential District (Rezoning #Z24-055).

[0486-2025](#)

To rezone 1378 MT. VERNON AVE. (43203), being 0.09± acres located on the north side of Mt. Vernon Avenue, 310± feet west of Graham Street, From: R-3, Residential District, To: R-4, Residential District (Rezoning #Z24-049).

VARIANCES

[2170-2024](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.25, Maneuvering; 3312.29, Parking space; 3312.49(C), Required Parking; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting; 3332.25, Maximum side yards required; 3332.26, Minimum side yards permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 41 S. CYPRESS AVE. (43222), to allow two

single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV22-140).

postponed on February 10, 2025

0267-2025

To grant a Variance from the provisions of Sections 3333.02, AR-12, Apartment residential district; and 3312.49, Required parking, of the Columbus City Codes; for the property located at 2433 TEAKWOOD DR. (43229), to allow a shared living facility with reduced parking in the AR-12, Apartment Residential District (Council Variance #CV23-093).

0478-2025

To grant a Variance from the provisions of Section 3361.02, Permitted uses, of the Columbus City Codes; for the property located at 3639 GENDER RD. (43110), to allow ground floor residential uses in the CPD, Commercial Planned Development District (Council Variance #CV24-168).

0485-2025

To grant a Variance from the provisions of Sections 3312.25, Maneuvering; 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 540 ANNAPOLIS WAY (43203), to allow reduced development standards for an apartment complex in the L-ARLD, Limited Apartment Residential District (Council Variance #CV24-137).

0487-2025

To grant a Variance from the provisions of Sections 3312.49(C), Required parking; 3332.05(A), Area district lot width requirements; 3332.15, R-4 area district requirements; and 3332.26(F), Minimum side yard permitted, of the Columbus City Codes; for the property located at 1378 MT. VERNON AVE. (43203), to allow reduced development standards for a three-unit dwelling in the R-4, Residential District (Council Variance #CV24-117).

ADJOURNMENT