



# 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 20, 2020

6:30 PM

City Council Chambers, Rm 231

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**REGULAR MEETING NO.30 OF CITY COUNCIL (ZONING), JULY 20, 2020 AT 6:30 P.M.  
IN COUNCIL CHAMBERS. (via WebEx online/virtual meeting due to COVID-19 stay at  
home order)**

**ROLL CALL**

**READING AND DISPOSAL OF THE JOURNAL**

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

**ZONING: TYSON, CHR. E. BROWN M. BROWN DORANS FAVOR REMY HARDIN**

**1584-2020**

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; 3312.49, Minimum numbers of parking spaces required; 3325.801, Maximum Lot Coverage; 3325.805, Maximum Floor Area Ratio (FAR); 3332.05, Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.19, Fronting; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1475 N. 6TH ST. (43201), to permit two single-unit dwellings on one lot with reduced development standards in the R-4, Residential District (Council Variance #CV20-007).

**1609-2020**

To rezone 7300 E. BROAD ST. (43004), being 6.47± acres located on the north side of East Broad Street, 680± feet west of Bannockburn Boulevard, From: R, Rural District, To: CPD, Commercial Planned Development District (Rezoning # Z19-057).

**1610-2020**

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3312.49, Minimum numbers of parking spaces required; 3332.14, R-2F area district requirements; 3332.19, Fronting on a public street; and 3332.27, Rear yard, for the property located at 1271 E. LONG ST. (43203), to permit two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV20-001).

**1611-2020**

To grant a Variance from the provisions of Sections 3351.03, C-1 permitted uses; 3312.21, Landscaping and screening; 3312.39, Striping and marking; 3312.43, Required surface for parking; 3372.604, Setback requirements; 3372.607, Landscaping and screening; 3372.609, Parking

and circulation; of the Columbus City Codes, for the property located at 827 E. MAIN ST. (43205), to permit a temporary parking lot with reduced development standards in the C-1, Commercial District (CV20-025).

**1619-2020**

To rezone 1573 E. LIVINGSTON AVE. (43205), being 1.03± acres located at the southeast and southwest corners of East Livingston Avenue and Geers Avenue, From: C-4, Commercial District, To: AR-3, Apartment Residential District and CPD, Commercial Planned Development District (Rezoning #Z20-021).

**1620-2020**

To grant a Variance from the provisions of Sections 3312.49, Minimum numbers of parking spaces required; 3321.05(B)(2), Vision clearance; 3333.15(C), Basis of computing area; 3333.18, Building lines; 3333.22, Maximum side yard required; 3333.23, Minimum side yard permitted; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 1573 E. LIVINGSTON AVE. (43205), to permit reduced development standards for a multi-unit residential development in the AR-3, Apartment Residential District (Council Variance #CV20-023).

**1621-2020**

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3312.49(A),(B), Minimum numbers of parking spaces required, 3312.53, Minimum number of loading spaces required; 3325.381, Parking and Circulation; and 3356.05(F), C-4 district development limitations, of the Columbus City Codes; for the property located at 1398 N. HIGH ST. (43201), to permit a mixed-use development with reduced development standards in the C-4, Commercial District, and to repeal Ordinance #2760-2015, passed December 14, 2015 (Council Variance #CV19-045).

**1622-2020**

To rezone 35 S. HARTFORD AVE. (43222), being 2.26± acres located on the west side of South Hartford Avenue between West Capital Street and West Town Street, From: CPD, Commercial Planned Development District, To: R-3, Residential District, ARLD, Apartment Residential District, and AR-1, Apartment Residential District (Rezoning #Z19-050).

**1623-2020**

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3309.14, Height districts; 3312.27, Parking setback line; 3321.05(B), Vision clearance; 3332.05(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.21(B), Building lines; 3332.38, Private garage; 3333.18(B)(D), Building lines; 3333.255, Perimeter yard; and 3333.35, Private garage, of the Columbus City Codes; for the property located at 35 S. HARTFORD AVE. (43222), to permit mixed residential development with reduced development standards in the R-3, Residential District, ARLD, Apartment Residential District, and AR-1, Apartment Residential District (Council Variance #CV19-069).

**1648-2020**

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3312.49 Minimum numbers of parking spaces

required; 3321.05(B)(2), Vision clearance; 3332.14, R-2F area district requirements; 3332.18(D), Basis of computing area; 3332.21, Building lines; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 767 S. 3RD ST. (43206), to permit mixed commercial and residential uses with reduced development standards in the R-2F, Residential District, and to repeal Ordinance #1603-2012, passed June 24, 2013 (Council Variance #CV20-047).

**1649-2020**

To grant a Variance from the provisions of Section 3359.17(B)(4), Permitted, prohibited and uses permitted only by certificate of appropriateness, of the Columbus City Codes, for the property located at 550 W. NATIONWIDE BLVD. (43215), to permit a video billboard within the Downtown District (Council Variance #CV20-053).

**1652-2020**

To amend Ordinance #1247-2004, passed November 29, 2004 (Z91-052C), for property located at 4750 MORSE RD. (43230), by repealing Section 1 of Ordinance #1247-2004 and replacing it with a new Section 3 thereby modifying the limitation overlay text for part of Subarea 1 as it pertains to the fence setback; and to modify Section 1 Ordinance #366-92 to revise the legal description of this property (Rezoning Amendment # Z91-052E).

**1653-2020**

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; 3351.03, C-1 Permitted Uses; and 3356.03, C-4 Permitted Uses, of the Columbus City Codes; for the property located at 2342 CLEVELAND AVE. (43211), to permit a 100-unit senior housing development in the R-4, Residential, and C-1 and C-4, Commercial Districts (Council Variance #CV20-049).

**0449-2020**

To rezone 3035 STELZER RD. (43219), being 3.74± acres located on the west side of Stelzer Road, 400± feet north of McCutcheon Road, From: R-1, Residential District, To: CPD, Commercial Planned Development District (Rezoning #Z18-075).

**1462-2020**

To grant a Variance from the provisions of Sections 3363.01, M-manufacturing districts; and 3312.29, Parking space, of the Columbus City Codes; for the property located at 5055 SINCLAIR RD. (43229), to permit a multi-unit residential development containing up to 180-units with reduced parking space dimensions in the M, Manufacturing District (Council Variance #CV20-031).

**1492-2020**

To rezone 364 E. WHITTIER ST. (43206), being 0.18± acres located at the northeast corner of East Whittier Street and Bruck Street, From: R-2F, Residential District, To: CPD, Commercial Planned Development District (Rezoning #Z20-008).

**0830-2020**

To rezone 377-387 LECHNER AVE. (43223), being 0.22± acres located on the west side of Lechner Avenue, 160± feet north of Sullivant Avenue,

From: R-3, Residential District, To: AR-2, Apartment Residential District  
(Rezoning #Z19-085).

*TABLED INDEFINITELY 4/20/2020*

## **ADJOURNMENT**