



# 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 12, 2021

6:30 PM

City Council Chambers, Rm 231

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#### REGULAR MEETING NO. 33 OF CITY COUNCIL (ZONING), JULY 12, 2021 AT 6:30 P.M.

#### 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

##### 0947-2021

To rezone 3470 SNOUFFER RD. (43235), being 0.52± acres located on the north side of Snouffer Road, 180± feet west of Skyline Drive East, From: RR, Rural Residential District, To: L-R-4, Limited Residential District (Rezoning # Z20-098).

##### 1591-2021

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; 3332.25, 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 1365-1367 N. 6TH ST. (43201), to permit a two-unit dwelling and a single-unit carriage house on the same lot with reduced development standards in the R-4, Residential District (Council Variance #CV20-108).

##### 1592-2021

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.21(D)(1), Parking lot screening; 3312.27(3), Parking setback line; 3312.49, Minimum numbers of parking spaces required; 3321.05(B)(1)(2), Vision clearance; 3332.21, Building lines; and 3332.26(F), Minimum side yard permitted, of the Columbus City Codes; for the property located at 313 WEST 5TH AVE, (43201), to permit a bed and breakfast establishment with reduced development standards in the R-2F Residential District (Council Variance #CV21-047).

##### 1691-2021

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3333.09, Area requirements; 3333.16, Fronting; 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 90 W. GREENWOOD AVE. (43201), to permit a two-unit dwelling and a single unit dwelling on one lot and two single-unit dwellings on another lot with reduced development standards in the AR-1, Apartment Residential District (Council Variance #CV21-009).

**1743-2021**

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD, and AR-1, apartment residential district use; 3312.49, Minimum numbers of parking spaces required; 3333.09, Area requirements; 3333.16, Fronting; 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 969 E. RICH ST. (43205), to permit a single-unit dwelling and a single-unit carriage house dwelling on the same lot with reduced development standards in the ARLD, Apartment Residential District (Council Variance #CV20-131).

**1760-2021**

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; and 3312.49(C), Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 267 KELTON AVE. (43205), to permit an artisan shop within a single-unit dwelling with reduced parking in the R-3, Residential District (Council Variance #CV21-041).

**1765-2021**

To rezone 1583 HOLT RD. (43228), being 1.41± acres located 380± feet south of Georgesville Road, 250± feet west of Holt Road, From: L-C-5, Limited Commercial District, To: L-C-4, Limited Commercial District (Rezoning # Z21-028).

**1773-2021**

To rezone 1275 MICHIGAN AVE. (43201), being 0.14± acres located on the west side of Michigan Avenue, 120± feet south of West 5th Avenue, From: L-P-1, Limited Parking District, To: R-2F, Residential District (Rezoning #Z20-116).

**1774-2021**

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)(1), Vision clearance; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.21, Building lines; 3332.26(F), Minimum side yard permitted; 3332.27, Rear yard; and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at 1275 MICHIGAN AVE. (43201), to permit a garage as a principal use and reduced development standards for a single- and two-unit dwelling development in the R-2F, Residential District (Council Variance #CV20-133).

**1777-2021**

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.21(B)(3), Landscaping and screening; 3312.49, Minimum numbers of parking spaces required; 3332.25, Maximum side

yards required; and 3332.26(F), Minimum side yard permitted, of the Columbus City Codes; for the property located at 1410 & 1414 FAIR AVENUE (43205), to permit an eight-unit apartment building and a three-unit dwelling on the same lot with reduced development standards in the R-3, Residential District (Council Variance #CV21-043).

**1778-2021**

To rezone 5949 CENTRAL COLLEGE RD. (43054), being 6.17± acres located on the south side of Central College Road, 650± feet west of New Albany Road West, From: CPD, Commercial Planned Development District, To: L-C-4, Limited Commercial District and L-ARLD, Limited Apartment Residential District (Rezoning #Z20-115).

**1779-2021**

To grant a Variance from the provisions of Sections 3312.09, Aisle; 3312.21(B)(3), Landscaping and screening; 3312.25, Maneuvering; 3312.49(C), Minimum numbers of parking spaces required; 3321.09, Screening; 3333.16, Fronting; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 5949 CENTRAL COLLEGE RD. (43054), to permit reduced development standards for a mixed-use development in the L-C-4, Limited Commercial District and L-ARLD, Limited Apartment Residential District (Council Variance #CV20-129).

**1788-2021**

To rezone 7811 FLINT RD. (43235), being 1.23± acres located at the northeast corner of Flint Road and North High Street, From: L-C-2, Limited Commercial District, To: CPD, Commercial Planned Development District (Rezoning #Z21-036).

**1789-2021**

To grant a Variance from the provisions of Sections 3363.01, M-manufacturing districts; and 3309.14(A), Height districts, of the Columbus City Codes; for the property located at 3150 ALLEGHENY AVE. (43209), to permit a multi-unit residential development with increased building height in the M, Manufacturing District (Council Variance #CV21-056).

**1790-2021**

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; 3332.05(A)(4), Area district lot width requirements; 3332.15, R-4, area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.21, Building lines; 3332.26(C)(1), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 915 N. 4TH ST. (43201), to permit two single-unit dwellings on the same lot with reduced development standards in the R-4, Residential District (Council Variance #CV21-059).

**ADJOURNMENT**