



# 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, May 9, 2022

6:30 PM

City Council Chambers, Rm 231

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#### REGULAR MEETING NO.23 OF CITY COUNCIL (ZONING), MAY 9, 2022 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

#### READING AND DISPOSAL OF THE JOURNAL

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

#### ZONING: DORANS, CHR. BANKSTON BARROSO DE PADILLA BROWN FAVOR REMY HARDIN

#### REZONINGS

##### 1178-2022

To rezone 3370 TRABUE RD. (43228), being 3.4± acres located on the north side of Trabue Road, 235± feet west of Dublin Road, From: L-M, Limited Manufacturing District, To: L-M, Limited Manufacturing District (Rezoning #Z21-102).

##### 3143-2021

To rezone 457 CLEVELAND AVE. (43215), being 9.3± acres located on the west side Cleveland Avenue at the intersection with Jack Gibbs Boulevard, From: M, Manufacturing District, To: CPD, Commercial Planned Development District (Rezoning #Z20-114).

#### VARIANCES

##### 1151-2022

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; 3332.05, Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting; 3332.21, Building lines; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, for the property located at 462 E. BECK ST. (43206), to permit two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV21-130).

##### 1177-2022

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district and 3312.49, Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 1126

BRYDEN RD. (43215), to permit a 984± square foot office use within an existing two-unit dwelling with reduced parking requirements in the R-3, Residential District (Council Variance #CV21-123).

**1179-2022**

To grant a Variance from the provisions of Sections 3312.27, Parking setback line; and 3363.24, Building lines in an M-Manufacturing district; of the Columbus City Codes for property located at 3370 TRABUE RD. (43228), to permit reduced setbacks for a self-storage facility in the L-M, Limited Manufacturing District (Council Variance #CV21-135), and to repeal Ordinance #2010-2020, passed October 19, 2020.

**1188-2022**

To grant a Variance from the provisions of Sections 3332.38(H), Private garage; 3332.05, Area district lot width requirements; 3332.14, R-2F, area district requirements; 3332.26(C)(1), Minimum side yard permitted and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at 1027 CITY PARK AVE. (43206), to permit habitable space above a detached garage with reduced development standards in the R-2F, Residential District (Council Variance #CV21-133).

**1197-2022**

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3332.05(A)(1), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting; 3332.25, Maximum side yards required; and 3332.27, Rear yard; of the Columbus City Codes; for the property located at 163 N. 22ND ST. (43203), to permit two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV21-131).

**1208-2022**

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; 3312.49(C), Minimum numbers of parking spaces required; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.18(D), Basis of computing area; 3332.21(D)(2), Building lines; 3332.25, Maximum side yards required; 3332.26(B), Minimum side yard permitted; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 225 S. MONROE AVE. (43205), to permit a single-unit dwelling and a two-unit dwelling on two new lots with reduced development standards in the R-3, Residential District (Council Variance #CV21-128).

**1209-2022**

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; 3312.09, Aisle; 3312.21(D)(1), Parking lot screening; and 3312.49, Minimum numbers of parking spaces required; of the Columbus City Codes; for the property located at 330-344 TAYLOR AVE. (43203), to conform an existing eight-unit apartment building with reduced development standards in the R-3, Residential District (Council Variance #CV21-147).

**3144-2021**

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; and 3361.02, Permitted uses, of the Columbus City

Codes; for the property located at 457 CLEVELAND AVE. (43215), to permit ground-floor residential uses as part of a mixed-use development in the CPD, Commercial Planned Development District (Council Variance #CV20-128).

## **ADJOURNMENT**