



# 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, September 12, 2022

6:30 PM

City Council Chambers, Rm 231

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**REGULAR MEETING NO. 41 OF CITY COUNCIL (ZONING), SEPTEMBER 12, 2022 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. BANKSTON BARROSO DE PADILLA BROWN FAVOR REMY HARDIN**

#### REZONINGS/AMENDMENTS

**[2325-2022](#)** To amend Ordinance #1895-2022, passed July 11, 2022 (CV22-011), for property located at 840 MICHIGAN AVE. (43215), to repeal Section 1 and replace it with a new Section 1 to correct the building setback variances for a proposed apartment building (Council Variance #CV22-011A).

**[2380-2022](#)** To rezone 245 REEB AVE. (43207), being 0.51± acres located at the southwest corner of Reeb Avenue and South 8th Street, From: CPD, Commercial Planned Development District, To: R-2F, Residential District (Rezoning #Z22-003).

**[2392-2022](#)** To rezone 1549 FREBIS AVE. (43206), being 1.36± acres located on the south side of Frebis Avenue, 135± feet east of Fairwood Avenue, From: C-3, Commercial District, To: L-M, Limited Manufacturing District (Rezoning #Z22-006).

**[2401-2022](#)** To amend Ordinance #0510-2022, passed February 28, 2022 (Z84-1435C), for property located at 3730 W. DUBLIN-GRANVILLE RD. (43017), by repealing Section 3 and replacing it with new Section 3 thereby modifying the required CPD signage requirements (Rezoning # Z87-1435D).

#### VARIANCES

**[2326-2022](#)** To grant a Variance from the provisions of Sections 3332.03, R-1, residential district; and 3312.49, Minimum numbers of parking spaces

required, of the Columbus City Codes; for the property located at 4171 MAIZE RD. (43224), to permit a shared living facility for eight occupants with reduced parking in the R-1, Residential District (Council Variance #CV22-017).

**2378-2022**

To grant a Variance from the provisions of Sections 3333.03, AR-3 apartment residential district use; 3312.21(A), Landscaping and screening; 3312.27(3), Parking setback line; 3312.49, Minimum numbers of parking spaces required; 3321.05(A)(1)(B)(2), Vision clearance; 3321.07(B), Landscaping; 3333.15(C), Basis of computing area; and 3333.18, Building lines, of the Columbus City Codes; for the property located at 986 CLEVELAND AVE. (43201), to permit a mixed-use development with reduced development standards in the AR-3, Apartment Residential District, and to repeal Ordinance #1898-2021 (#CV20-072), passed July 26, 2021 (Council Variance #CV20-072A).

**2386-2022**

To grant a Variance from the provisions of Sections 3332.035, R-3 permitted uses; 3332.05 Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.27, Rear yard; and 3332.28, Side or rear yard obstruction, of the Columbus City Codes; for the property located at 1105 E. RICH ST. (43205), to permit two single-unit dwellings on the same lot with reduced development standards in the R-3, Residential District (Council Variance #CV22-035).

**2387-2022**

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.49(C), Minimum numbers of parking spaces required; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.26(C)(1), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 741 S. 17TH ST. (43206), to permit two single-unit dwellings on the same lot, and a two-unit dwelling on a new lot, with reduced development standards in the R-2F, Residential District (Council Variance #CV22-037).

**2393-2022**

To grant a Variance from the provisions of Sections 3312.49, Minimum numbers of parking spaces required; 3312.53, Minimum number of loading spaces required; 3363.24, Building lines in an M-manufacturing district; and 3363.27(b)(1)(b)(2), Height and area regulations, of the Columbus City Codes; for the property located at 1549 FREBIS AVE. (43206), to permit reduced development standards for self-storage use in the L-M, Limited Manufacturing District (Council Variance #CV22-004).

**ADJOURNMENT**