AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 14, 2016

The Development Commission of the City of Columbus HELD a public hearing on the following applications on Thursday, APRIL 14, 2016, beginning at 6:00 P.M. at the CITY OF COLUMBUS, I-71 NORTH COMPLEX at 757 Carolyn Avenue, Columbus, OH 43224 in the lower level HEARING ROOM.

Further information may be obtained by visiting the City of Columbus Zoning Office website at http://www.columbus.gov/bzs/zoning/Development-Commission or by calling the Department of Building and Zoning Services, Council Activities section at 645-4522.

THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 6:00 P.M. AGENDA:

1. APPLICATION: Z15-065
   Location: 2860 CLEVELAND AVENUE (43224), being 0.17± acres located at the northeast corner of Cleveland Avenue and East Lakeview Avenue (010-073077; North Linden Area Commission).
   Existing Zoning: R-4, Residential District.
   Request: L-C-1, Limited Commercial District.
   Proposed Use: Neighborhood commercial development.
   Applicant(s): Latif Jaf; c/o Brian S. Artz, Atty.; 560 East Town Street; Columbus, OH 43215.
   Property Owner(s): Latif and Halima Jaf; 2303 Northtowne Place; Columbus, OH 43229.
   Planner: Shannon Pine, 614-645-2208, spine@columbus.gov

2. APPLICATION: Z16-001
   Location: 5595 BOWEN ROAD (43110), being 17.9± acres located on the west side of Bowen Road, 120± feet north of Canal Highlands Boulevard (490-190833 and 490-266693; Greater South East Area Commission).
   Existing Zoning: L-R-2, Limited Residential District.
   Request: L-R-2, Limited Residential District.
   Proposed Use: Single-unit residential development.
   Applicant(s): Maronda Homes, Inc. of Ohio; c/o Christopher Jones or Paul T. Saba, Atty.; Stagnaro, Saba & Patterson, Co., L.P.A.; 2623 Erie Ave.; Cincinnati, OH 45208.
   Property Owner(s): Maronda Homes, Inc. of Ohio; 3966 Brown Park Drive, Suite E; Hilliard, OH 43026.
   Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

   Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (4-0)
3. **APPLICATION:** Z16-008  
**Location:** 1341 NORTON AVENUE (43212), being 2.82± acres located on the west side of Norton Avenue, 262± feet north of West Third Avenue (010-068131; 5th by Northwest Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** AR-3, Apartment Residential District.  
**Proposed Use:** Apartment residential development.  
**Applicant(s):**  
1341 Norton Partners LLC; c/o David Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.  
**Property Owner(s):**  
Grandview 1341 LLC; c/o David Perry, Agent, David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.  
**Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov  
**APPROVAL (4-0)**

4. **APPLICATION:** Z15-059  
**Location:** 1075 EAST MAIN STREET (43205), being 0.35± acres located at the southeast corner of East Main Street and South Ohio Avenue (010-047295; Near East Area Commission).  
**Existing Zoning:** ARLD, Apartment Residential District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Fuel sales with convenience retail.  
**Applicant(s):** Samira H. Jallaq; c/o Banwo Longé, P.E.; 1008 East Main Street; Columbus, OH 43205.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov  
**APPROVAL (4-0)**

5. **APPLICATION:** Z16-006  
**Location:** 3647 GENDER ROAD (43110), being 3.96± acres located on the west side of Gender Road, 202± feet south of Upperridge Drive (530-225024; Greater South East Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Monopole telecommunications antenna.  
**Applicant(s):** SBA Towers IX, LLC; c/o Stephen V. Cheatham, Atty.; Buckley King; 600 Superior Avenue East; Suite 1400; Cleveland, OH 44114.  
**Property Owner(s):** T&R Development, Inc.; 3895 Stoneridge Lane; Dublin, OH 43017.  
**Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov  
Shannon Pine; 614-645-2208; spine@columbus.gov

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6. APPLICATION: Z15-064
Location: 3618 SUNBURY ROAD (43219), being 1.35± acres located at the southeast corner of Sunbury and McCutcheon Roads (010-104686; Northeast Area Commission).
Existing Zoning: L-C-2, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial retail.
Applicant(s): Core Resources, Inc.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Alwawi Amer; 4785 Brittonhurst Drive; Hilliard, OH 43026.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov