

**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, Attys.; 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 Planner Development District.
Request: CPD, Commercial Planner 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

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

