

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 10, 2019**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, October 10, 2019**, beginning at **6:00 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2<sup>ND</sup> FLOOR 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 614-645-4522.

**THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 6:00 PM AGENDA:**

- 1. APPLICATION:** [Z19-041](#)  
**Location:** **324 E. 2ND AVE. (43201)**, being 4.22± acres located at the northeast corner of East Second Avenue and East Alley (010-007202; Italian Village Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** AR-2, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Station 324, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
  
- 2. APPLICATION:** [Z19-056](#)  
**Location:** **2959 CLEVELAND AVE. (43224)**, being 1.03± acres located at the southwest corner of Cleveland Avenue and Eddystone Avenue (010-070877 and 4 others; North Linden Area Commission).  
**Existing Zoning:** R-4, Residential District.  
**Request:** AR-2, Apartment Residential District (H-35).  
**Proposed Use:** Apartment building.  
**Applicant(s):** Homeport; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.  
**Property Owner(s):** New Salem Baptist Church; c/o John H. Boxill; 2956 Cleveland Avenue; Columbus, OH 43224.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

3. **APPLICATION:** [Z19-050](#)  
**Location:** **35 S. HARTFORD AVE. (43222)**, being 2.26± acres located on the west side of South Hartford Avenue between West Capital Street and West Town Street (010-063874 & 27 others; Franklinton Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** R-3, Residential District, ARLD, Apartment Residential District, and AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Residential development.  
**Applicant(s):** Franklinton Housing, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Joseph J. Reidy, Atty.; 842 North Fourth Street, Suite 200; Columbus, OH 43215.  
**Property Owner(s):** Mount Carmel Health System, et al; 6150 East Broad Street; Columbus, OH 43213.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
4. **APPLICATION:** [Z19-028](#)  
**Location:** **1775 STELZER RD. (43219)**, being 4.7± acres located on the east side of Stelzer Road, 980± feet north of Johnstown Road (010-217201 and 010-217423; Northeast Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** L-M, Limited Manufacturing District (H-60).  
**Proposed Use:** Industrial development.  
**Applicant(s):** Bavelis Family LLC; c/o Jeffrey Brown, Atty.; 37 W. Broad St., Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
5. **APPLICATION:** [Z18-043](#)  
**Location:** **1638 JOYCE AVE. (43219)**, being 2.36± acres located at the northeast corner of Joyce and Seventeenth Avenues (010-247217; North Central Area Commission).  
**Existing Zoning:** C-4, Commercial District and M, Manufacturing District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Fueling station and other commercial development.  
**Applicant(s):** Gebeyehu Mamay; c/o Jeanne Cabral, Agent; 2939 Bexley Park Road; Columbus, OH 43209.  
**Property Owner(s):** The Applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

6. **APPLICATION:** [Z19-046](#)  
**Location:** **2333 HARRISBURG PIKE (43123)**, being 8.7± acres located on the northwest side of Harrisburg Pike, 750± feet north of Hyde Road (570-155376 and 3 others; Southwest Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Trucking use and storage.  
**Applicant(s):** Buckeye Truck and Trailer Service LLC; c/o Jackson B. Reynolds, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
7. **APPLICATION:** [Z19-052](#)  
**Location:** **1145 CHAMBERS RD. (43212)**, being 1.13± acres located on the south side of Chambers Road, 900± feet east of Northwest Boulevard (420-289815; Fifth by Northwest Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** AR-3, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Living; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Davinng, LLC; 8624 Dunblanc Court; Dublin, OH 43017.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
8. **APPLICATION:** [Z19-053](#)  
**Location:** **5150 WARNER RD. (43081)**, being 8.63± acres located on the north side of Warner Road, 480± feet west of North Hamilton Road (220-000509 & 3 others; Rocky-Fork Blacklick Accord).  
**Existing Zoning:** R, Rural District (pending annexation).  
**Request:** L-AR-1, Limited Commercial District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Living; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054..  
**Property Owner(s):** Patsy Parker, et al.; 5150 Warner Road; Westerville, OH 43081.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

9. **APPLICATION:** [Z19-043](#)  
**Location:** **198 MCNAUGHTEN RD. (43213)**, being 14.8± acres located on the east side of McNaughten Road, 1,425± feet south of East Broad Street (267-298175 and 550-146751; Far East Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** L- ARLD, Limited Apartment Residential Development District (H-35).  
**Proposed Use:** Residential development.  
**Applicant(s):** Fatih Gunal; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Bonnie J. Miller Trust; 4018 Riverview Drive; Columbus, OH 43221.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
10. **APPLICATION:** [Z19-062](#)  
**Location:** **2281 KENNY RD. (43210)**, being 251.1± acres located at the northwest corner of Kenny Road and Kinnear Road (Part of 010-203994 and nine others; no neighborhood group).  
**Existing Zoning:** L-UCRPD, Limited University College Research Park and M-2, Manufacturing Districts.  
**Request:** L-UCRPD, Limited University College Research Park District (H-110).  
**Proposed Use:** University-related development.  
**Applicant(s):** The Ohio State University, Physical Planning and Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)
11. **APPLICATION:** [Z19-045](#)  
**Location:** **3051 S. HIGH ST. (43207)**, being 27.28± acres located on the west side of South High Street, 120± feet south of Southgate Drive (010-112512 & 010-114024; Far South Columbus Area Commission).  
**Existing Zoning:** R-2, Residential District.  
**Request:** L-AR-12, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Herman & Kittle Properties Inc.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite #460; Columbus, OH 43215.  
**Property Owner(s):** Teresa Windmiller, et al.; 2381 Geshwin Avenue; Grove City, OH 43123.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)



111 North Front Street – Columbus OH 43215 – 614-645-7433 – [bzs.columbus.gov](http://bzs.columbus.gov)

Director's Office  
 Building Plan Review  
 Customer Service Center  
 Engineering Plan Review

(614) 645-7776  
 (614) 645-7562  
 (614) 645-6090  
 (614) 645-0032

Research/Records Center  
 Zoning Clearance  
 Zoning Public Hearings  
 Zoning Confirmation Letters

(614) 645-6082  
 (614) 645-8637  
 (614) 645-4522  
 (614) 645-8637