The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **Thursday, January 9, 2020**, beginning at **6:00 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2ND 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](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 WERE HEARD ON THE 6 P.M. AGENDA:**

1. **APPLICATION:** [Z19-079](#)
   - **Location:** 1420 S. 4TH ST. (43207), being 0.10± acres located at the northeast corner of South Fourth Street and East Jenkins Avenue (010-041001; Columbus Southside Area Commission).
   - **Existing Zoning:** C-4, Commercial District.
   - **Request:** R-2F, Residential District (H-35).
   - **Proposed Use:** Single-unit dwelling.
   - **Applicant(s):** Brenda Parker; 415 North Front Street; Columbus, OH 43215.
   - **Property Owner(s):** Thomas Kerekanich & Timothy Sante; 113 East Mithoff Street; Columbus, OH 43206.
   - **Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
   
   **APPROVAL (6-0)**

2. **APPLICATION:** [Z19-066](#)
   - **Location:** 50 HOSACK ST. (43207), being 0.96± acres located on the north side of Hosack Street, 360± feet east of South High Street (010-033320 and 3 others; Columbus Southside Area Commission).
   - **Existing Zoning:** R-3, Residential District.
   - **Request:** L-C-4, Limited Commercial and R-2-F, Residential Districts (H-35).
   - **Proposed Use:** Automotive repair and residential use.
   - **Applicant(s):** Matthew Schirtzinger; c/o Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.
   - **Property Owner(s):** A. Kathryn Schirtzinger, Trustee of the Robert L. Schirtzinger Trust; 2272 Canterbury Road; Columbus, OH 43221.
   - **Planner:** Kelsey Priebe; 614-645-1341; kpriebe@columbus.gov
   
   **APPROVAL (6-0) CONDITIONED ON NEW OVERHEAD GARAGE DOORS ONLY FACING SOUTH FOURTH STREET**
3. APPLICATION: Z19-048  
Location: 750 E. BROAD ST. (43205), being 1.03± acres located at the northeast corner of East Broad Street and Hamilton Park (010-044984 & 2 others; Near East Area Commission). 
Existing Zoning: CPD, Commercial Planned Development District. 
Request: AR-O, Apartment Residential District (H-60). 
Proposed Use: Multi-unit residential development. 
Applicant(s): Attainable Luxury, LLC; c/o Brian Higgins; 1310 Dublin Road; Columbus, OH 43215. 
Property Owner(s): The applicant. 
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

APPROVAL (6-0)

4. APPLICATION: Z19-073  
Location: 1233 E. MAIN ST. (43205), being 0.29± acres located on the south side of East Main Street, 100± feet east of Wilson Avenue (010-004143; Near East Area Commission). 
Existing Zoning: C-4, Commercial District. 
Request: R-4, Residential District (H-35). 
Proposed Use: Four-unit dwelling. 
Applicant(s): Stephanie Hayward; 405 North Front Street; Columbus, OH 43215. 
Property Owner(s): Olde Towne East Main 1233 LLC; P.O. Box 247; Galloway, OH 43119. 
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (5-0-1)

5. APPLICATION: Z18-075  
Location: 3035 STELZER ROAD (43219), being 3.98± acres located on the west side of Stelzer Road, 400± feet north of McCutcheon Road (010-100685; Northeast Area Commission). 
Existing Zoning: R-1, Residential District. 
Request: CPD, Commercial Planned Developed District (H-60 and H-35). 
Proposed Use: Hotel and commercial development. 
Applicant(s): Easton Lodging, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215. 
Property Owner(s): West Ohio Conference of the United Methodist Church; c/o William Brownson; 32 Wesley Boulevard; Worthington, OH 43085. 
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (5-1)
6. APPLICATION: **Z19-075**
   Location: 2565 LOCKBOURNE RD. (43207), being 6.28± acres located on the west side of Lockbourne Road, 850± feet south of State Route 104 (010-112094 & 010-112364; Far South Columbus Area Commission).
   Existing Zoning: L-M-2, Limited Manufacturing District.
   Request: L-AR-1, Limited Apartment Residential District (H-35).
   Proposed Use: Multi-unit residential development.
   Applicant(s): Community Housing Network; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
   Property Owner(s): 2561 Lockbourne Property, LLC, c/o Sean Mirfendereski; 30 Orange Hill Circle; Chagrin Falls, OH 44022.
   Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

   APPROVAL (3-2) CONDITIONED ADDITIONAL DECIDUOUS AND EVERGREEN TREES BETWEEN THE SITE AND THE C-2 PROPERTY TO THE NORTHEAST, AND ALONG THE WESTERN PROPERTY LINE

7. 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

   TABLED (6-0)