

**AGENDA RESULTS  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 9, 2020**

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 **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 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](mailto: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; [krpriebe@columbus.gov](mailto:krpriebe@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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:krpriebe@columbus.gov)

**TABLED (6-0)**



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

Director's Office	(614) 645-7776	Research/Records Center	(614) 645-6082
Building Plan Review	(614) 645-7562	Zoning Clearance	(614) 645-8637
Customer Service Center	(614) 645-6090	Zoning Public Hearings	(614) 645-4522
Engineering Plan Review	(614) 645-0032	Zoning Confirmation Letters	(614) 645-8637