

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 9, 2023**

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, FEBRUARY 9, 2023**, beginning at **4:30 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**. You can also monitor the hearing through the City of Columbus YouTube channel at the following link: <http://www.youtube.com/cityofcolumbus>.

**SIGN LANGUAGE INTERPRETER:** A Sign Language Interpreter, to “Sign” this meeting, will be made available for anyone with a need for this service, provided the Department of Building & Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 614-645-6373 or TDD 614-645-3293.

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 ZONING APPLICATIONS WILL BE HEARD ON THE 4:30 P.M. AGENDA:**

- 1. APPLICATION:** [Z22-087](#)  
**Location:** **30-32 PRINCETON AVE. (43222)**, being 0.65± acres located at the southeast corner of South Princeton Avenue and West Capital Street (010-024650; Franklinton Area Commission).  
**Existing Zoning:** R-4, Residential District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Parking lot.  
**Applicant(s):** 1285 West Broad Street LLC; c/o Andrew Wappner; and Sean Knoppe; P.O. Box 732; Worthington, OH 43085).  
**Property Owner(s):** The Applicant.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
  
- 2. APPLICATION:** [Z22-082](#)  
**Location:** **983 E. MAIN ST. (43205)**, being 0.25± acres located on the south side of East Main Street, 75± feet east of Gilbert Street (010-044243; Near East Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Automobile sales.  
**Applicant(s):** Andrew Vogel; 6745 Merwin Place; Columbus, OH 43235.  
**Property Owner(s):** Zara Realty Investments; 7863 Avaleen Circle South; Dublin, OH 43016.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

3. **APPLICATION:** [Z22-084](#)  
**Location:** **616 E. KOSSUTH ST. (43206)**, being 0.19± acres located at the northwest corner of East Kossuth Street and Ann Street (010-001705; Columbus Southside Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** R-4, Residential District (H-35).  
**Proposed Use:** Residential development.  
**Applicant(s):** Juliet Bullock Architects; c/o Juliet Bullock, Arch.; 4886 Olentangy Boulevard; Columbus, OH 43214.  
**Property Owner(s):** East Kossuth LLC; c/o Tracy Cohen; 493 East Livingston Avenue; Columbus, OH 43215.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
4. **APPLICATION:** [Z22-062](#)  
**Location:** **1115 STELZER RD. (43219)**, being 35.17± acres located at the northwest corner of Stelzer Road and East Seventeenth Avenue (part of 010-146775 and 445-286333; East Columbus Civic Association).  
**Existing Zoning:** R, Rural District and M-2, Manufacturing District.  
**Request:** M, Manufacturing District (H-35).  
**Proposed Use:** Parking lot.  
**Applicant(s):** Columbus Regional Airport Authority; c/o Suzanne Bell; 4600 International Gateway; Columbus, OH 43219.  
**Property Owner(s):** Laura MacGregor Comek, Atty.; 17 South High Street, Suite 700; Columbus, OH 43219.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
5. **APPLICATION:** [Z22-083](#)  
**Location:** **1289 E. DUBLIN GRANVILLE RD. (43229)**, being 1.77± acres located on the south side of East Dublin-Granville Road, 250± west of Satinwood Drive (010-000439; Northland Community Council).  
**Existing Zoning:** C-3, Commercial District and AR-O, Apartment-Office District.  
**Request:** AR-O, Apartment-Office District (H-35).  
**Proposed Use:** Supportive housing development.  
**Applicant(s):** Pumzika, LLC; c/o Bethwel Raore; 6600 Sugarloaf Parkway, Suite 400-274; Duluth, GA 30097.  
**Property Owner(s):** The Applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
6. **APPLICATION:** [Z22-053](#)  
**Location:** **1895 STELZER RD. (43219)**, being 9.86± acres located on the west side of Stelzer Road, 500± feet south of Citygate Drive (010-200800, parts of 010-181148, 010-181147 & 520-181149; Northeast Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District and CPD, Commercial Planned Development District.  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** The Robert Weiler Company; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Magoo Properties, LLC; P.O. Box 09764; Columbus, OH 43209.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

7. **APPLICATION:** [Z22-066](#)  
**Location:** **3873 GENDER RD. (43110)**, being 64.55± acres located on the west side of Gender Road and east side of Brice Road, 2150± feet north of Shannon Road (530-166397 & 530246911; Greater South East Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** PUD-4, Planned Unit Development District (H-35).  
**Proposed Use:** Single-unit residential development.  
**Applicant(s):** Maronda Homes, LLC of Ohio; c/o Rebecca J. Mott, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215).  
**Property Owner(s):** Thomas R. Lamp, Trustee; c/o Barbara A. Lamp; 4300 Julian Road SW; Lancaster, OH 43130.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
8. **APPLICATION:** [Z22-086](#)  
**Location:** **30 PARSONS AVE. (43215)**, being 0.67± acres located at the southeast corner of Parsons Avenue and East Capital Street (010-216928, 010-004381, and 010-004453; Near East Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District and ARLD, Apartment Residential District.  
**Request:** CPD, Commercial Planned Development District (H-60).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** RWOTE, LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

111 N. 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
Code Enforcement	(614) 645-2202	Zoning Public Hearings	(614) 645-4522
Customer Service Center	(614) 645-6090	Zoning Confirmation Letters	(614) 645-8637
Engineering Plan Review	(614) 645-0032		