

**AGENDA
DEVELOPMENT COMMISSION
POLICY AND ZONING MEETINGS
CITY OF COLUMBUS, OHIO
JULY 13, 2023**

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, JULY 13, 2023**, beginning at **4:30 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2ND 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 APPLICATIONS WILL BE HEARD ON THE 4:30 P.M. AGENDA:

- 1. APPLICATION:** [Z23-019](#)
Location: **210 WINNER AVE. (43203)**, being 3.2± acres located at the northeast corner of Hawthorne Avenue and Winner Avenue (010-297715; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential District and I, Institutional District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Parking lot.
Applicant(s): State of Ohio FBO The Ohio State University; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Ohio State University; 1534 North High Street, Gateway D 2nd Floor; Columbus, OH 43201.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

- 2. APPLICATION:** [Z23-001](#)
Location: **601 FREBIS AVE. (43207)**, being 0.28± acres located at the southeast corner of Frebis Avenue and South 17th Street (010-033190, 010-033191, and 010-033192; Columbus South Side Area Commission).
Existing Zoning: C-4, Commercial and P-1, Parking Districts.
Request: R-4, Residential District (H-35).
Proposed Use: Single-unit dwelling development.
Applicant(s): CV Real Properties, LLC; c/o Jon Stevenson; 250 West Town Street, Suite 200; Columbus, OH 43215.
Property Owner(s): V2 Investments LLC; 110 Polaris Parkway, Suite 301; Westerville, OH 43082.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

3. **APPLICATION:** [Z23-029](#)
Location: **968 W. MOUND ST. (43223)**, being 0.80± acres located at the northeast corner of West Mound Street and Avondale Avenue (010-019823 & 4 others; Franklinton Area Commission).
Existing Zoning: C-4, Commercial District.
Request: L-M, Limited Manufacturing District (H-60).
Proposed Use: Commercial and manufacturing uses.
Applicant(s): Hytham Tamimi; c/o Steve Stroh, Agent; 5166 Blazer Parkway; Dublin, OH 43017.
Property Owner(s): Hytham Tamimi; 5016 North Lake Hill Drive; Delaware, OH 43015.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
4. **APPLICATION:** [Z23-027](#)
Location: **919 LOEW ST. (43201)**, being 0.22± acres located on the west side of Loew Street, 165± feet north of Gibbard Avenue, and at the southeast corner of Loew Street and Gibbard Avenue (010-010982 & 010-001095; Milo-Grogan Area Commission).
Existing Zoning: R-4, Residential District.
Request: M, Manufacturing (H-35).
Proposed Use: Vehicle storage.
Applicant(s): Robin Adams; 927 Loew Street; Columbus, OH 43201.
Owner(s): The Applicant
Planner: Joseph Rose; 614-645-3526; jmrose@columbus.gov
5. **APPLICATION:** [Z23-013](#)
Location: **5285 GENDER RD. (43110)**, being 4.77± acres located on the west side of Gender Road, 1,600± feet north of Lehman Road (490-169288; Greater Southeast Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Vatri Development and Construction; Sean Mentel, Atty.; 250 East Town Street, Suite 200; Columbus, OH 43215.
Property Owner(s): Larry G. Vatri; 5285 Gender Road; Columbus, OH 43110.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

6. **APPLICATION:** [Z23-025](#)
Location: **1217 MT. VERNON AVE. (43203)**, being 0.66± acres located at the southwest corner of Mt. Vernon Avenue and North Ohio Avenue (010-054887; Near East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Commercial development.
Applicant(s): Vergniaud Angrand; c/o Jeanne Cabral, Agent; 2939 Bexley Park Road; Columbus, OH 43209.
Property Owner(s): Ohio Conference of Seventh-Day Adventists; 1251 East Dorothy Lane; Kettering, OH 45419.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

111 N. Front Street – Columbus OH 43215 – 614-645-7433 – 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		