

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 9, 2025**

DEPARTMENT OF BUILDING
AND ZONING SERVICES

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, JANUARY 9, 2025**, 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 <https://www.columbus.gov/Business-Development/Building-Zoning-Services/Boards-and-Commissions/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 4:30 PM AGENDA:

1. **APPLICATION:** [Z24-002](#)
 Location: **5432 N. HAMILTON RD. (43054)**, being 1.55± acres located 300± feet east of North Hamilton Road, and 760± feet north of Thompson Road (010-295572; Northland Community Council).
 Existing Zoning: CPD, Commercial Planned Development District.
 Request: AR-2, Apartment Residential District (H-35).
 Proposed Use: Multi-unit residential development.
 Applicant(s): Homeport; c/o Laura M. Comek, Atty.; Comek Law; 17 South High Street, Suite 100; Columbus, OH 43026.
 Property Owner(s): EQ 5430 N. Hamilton LLC; 4653 Trueman Boulevard, Suite 100; Hilliard, OH 43026.
 Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

APPROVAL (5-1) motion to vote by Ingwersen, seconded by Onwukwe

2. **APPLICATION:** [Z24-053](#)
Location: **2897 JOHNSTOWN RD. (43219)**, being 2.3± acres located on the southeast side of Johnstown Road; 170± feet west of Bridgeway Avenue (445-318735; No Group).
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Limited manufacturing uses.
Applicant(s): Airport Commerce Park LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Owner(s): Airport Commerce Park LLC; c/o Jeff Gregg; 875 North High Street, Suite 300; Columbus, OH 43215
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

APPROVAL (6-0) motion to vote by Ingwersen, seconded by Onwukwe

3. **APPLICATION:** [Z24-036](#)
Location: **1175 GALLOWAY RD. (43119)**, being 22.3± acres located on the west side of Galloway Road 130± feet south of Greenhaven Avenue (246-326963; Westland Area Commission).
Existing Zoning: R, Rural District.
Request: AR-12, Apartment Residential District (H-35).
Proposed Use: Townhome complex.
Applicant(s): Maronda Homes, LLC of Ohio, c/o Rebecca J. Mott, Atty.; 411 East Town Street, Fl. 2; Columbus, OH 43228.
Property Owner(s): Anaya Communities, LLC, 416 Evergreen Terrace; Columbus, OH 43215.
Planner: Dane Kirk; 614-645-7973; DEKirk@columbus.gov

APPROVAL (6-0) motion to vote by Ingwersen, seconded by Onwukwe

4. **APPLICATION:** [Z24-050](#)
Location: **106 WEST CASTLE RD. (43207)**, being 5.64± acres located at the western terminus of West Castle Road (010-113144, 010-113382, 010-113143, 010-112085, 010-113154, and 010-113142; Far South Columbus Area Commission).
Existing Zoning: SR, Suburban Residential.
Request: AR-1, Apartment Residential (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): TWG Development, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Property Owner(s): Shamrock Club of Columbus, Inc.; 60 West Castle Road; Columbus, OH 43207.
Planner: Dane Kirk; 614-645-7973; DEKirk@columbus.gov

APPROVAL (6-0) motion to vote by Ingwersen, seconded by Onwukwe

5. **APPLICATION:** [Z24-054](#)
Location: **2280 OCTOBER RIDGE RD. (43223)**, being 1.1± acres located on the east side of October Ridge Road, 225± feet south of Harrisburg Pike (570-143610; Southwest Area Commission).
Existing Zoning: R-1, Residential District.
Request: ARLD, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Kareem Amr; 243 North 5th Street; Columbus, OH 43215.
Property Owner(s): Stephens Consulting Group, LLC, c/o Samuel Stephens; P.O. Box 1892; Powell, OH 43065.
Planner: Dane Kirk; 614-645-7973; DEKirk@columbus.gov

APPROVAL (6-0) motion to vote by Ingwersen, seconded by Onwukwe

THE FOLLOWING APPLICATIONS WERE HEARD ON THE 5:00 PM AGENDA:

6. **APPLICATION:** [Z24-049](#)
Location: **1378 MT. VERNON AVE. (43203)**, being 0.09± acres on the north side of Mt. Vernon Avenue, 310± feet west of Graham Street (010-034776; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Request: R-4, Residential District (H-35)
Proposed Use: Three-unit dwelling.
Applicant(s): Pink Development and Construction LLC; P.O. Box 12128; Miami, FL 33101.
Property Owner(s): Kylan Hansard; c/o Tara Williams, Agent; 3075 Elmreeb Avenue; Columbus, OH 43219.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

APPROVAL (6-0) motion to vote by Ingwersen, seconded by Onwukwe

7. **APPLICATION:** [Z24-056](#)
Location: **3355 REFUGEE RD. (43232)**, being 8.55± acres located on the south side of Refugee Road, 1,800± feet east of Winchester Pike (530-156568; Mideast Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: AR-1, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Columbus Metropolitan Housing Authority; c/o Jackson B. Reynolds, III, Atty; 37 West Broad Street, Suite 260; Columbus, OH 43215.
Property Owner(s): Columbus Metropolitan Housing Authority; 880 East 11th Avenue; Columbus, OH 43211.
Planner: Phil Ashear; 614-645-1719; pjashear@columbus.gov

APPROVAL (6-0) motion to vote by Ingwersen, seconded by Onwukwe

8. **APPLICATION:** [Z24-055](#)
Location: **540 ANNAPOLIS WAY (43203)**, being 5.83± acres located on the north side of Maryland Avenue at the terminus of Maryland Avenue and Woodland Avenue (010-070431 and 010-098968; Near East Area Commission).
Existing Zoning: M, Manufacturing District.
Request: L-ARLD, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Connect Realty, LLC, c/o Kelsey Miller, Agent; 577 West Nationwide Boulevard, Suite 600; Columbus, OH 43215, and Thaddeus Boggs, Atty.; 10 West Broad Street, Suite 2300; Columbus, OH 43215.
Property Owner(s): Central Ohio Opportunity Fund, LLC; c/o Bob Lamb; 577 West Nationwide Boulevard, Suite 600; Columbus, OH 43215.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

APPROVAL (6-0) motion to vote by Ingwersen, seconded by Onwukwe

9. **APPLICATION:** [Z24-047](#)
Location: **1663 DEWEY AVE. (43219)**, being 2.31± acres located on the south side of Dewey Avenue, 1,204± feet east of Joyce Avenue (010-014186; North Central Area Commission).
Existing Zoning: R-1, Residential District & M, Manufacturing District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Commercial and less-objectionable manufacturing uses.
Applicant(s): Rock It Man LLC; c/o Curtis H. Knapp, Atty.; Northwest Law LLC; 1160 Dublin Road, Suite 500; Columbus, OH 43215.
Property Owner(s): The Original McLean Properties LLC; 1496 Delbert Road; Columbus, OH 43219.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

APPROVAL (6-0) motion to vote by Ingwersen, seconded by Onwukwe

THE FOLLOWING APPLICATIONS WERE HEARD ON THE 5:30 PM AGENDA:

10. **APPLICATION:** [Z24-061](#)
Location: **1895 JETWAY BLVD. (43219)**, being 7.98± acres located on the west side of Jetway Boulevard; 1,500± feet north of Old Country Lane (010-255956 and 010-255957; Northeast Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Limited manufacturing uses.
Applicant(s): Jetway, LLC; c/o Aamer Patel; 2028 East Den White Boulevard, Suite 240-6325; Austin, TX 78741.
Owner(s): Jetway, LLC; 2980 Swizer Avenue; Columbus, OH 43219.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (6-0) motion to vote by Ingwersen, seconded by Onwukwe

11. APPLICATION: [Z24-016](#)
Location: **5371 BACHMAN RD. (43110)**, being 106± acres located on the south side of Bachman Road, 2,770± feet from the intersection of Bachman Road and Winchester Pike (010-255278, 010-255280, and 010-257073; Greater South East Area Commission).
Existing Zoning: NG, Neighborhood General District and NE, Neighborhood Edge District.
Request: PUD-6, Planned Unit Development District and L-ARLD Limited Apartment Residential District (H-35).
Proposed Use: Single and multi-unit residential development.
Applicant(s): Tamarack Land Properties II, LLC; c/o Molly Gwin, Atty.; 2 Miranova Place, Suite 700; Columbus, OH 43215.
Property Owner(s): Lee Smith Farms LLC; 929 Harrison Avenue, Suite 300; Columbus, OH 43215.
Planner: Phil Ashear; 614-645-1719; pjashear@columbus.gov

APPROVAL (6-0) motion to vote by Ingwersen, seconded by Onwukwe

12. APPLICATION: [Z24-024](#)
Location: **4970 LINDORA DR. (43232)**, being 0.92± acres located at the southeast corner of Lindora Drive and Carbondale Drive (010-002548; Greater South East Area Commission).
Existing Zoning: C-4, Commercial District.
Request: L-AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Tijen Incorporated, LLC, c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Ronald J. O'Brien, Atty; Zeiger Tigges and Little, LLP; 41 South High Street, 3500 Huntington Center; Columbus, OH 43215.
Property Owner(s): Tijen Incorporated, LLC; 4970 Lindora Drive, Columbus, OH 43232.
Planner: Phil Ashear; 614-645-9625; PJAshear@columbus.gov

TABLED (6-0) motion to vote by Ingwersen, seconded by Onwukwe



Main Offices: 111 North Front Street | Columbus, Ohio 43215 | **P:** (614) 645-7433 | **F:** (614) 645-0082 | columbus.gov/bzs
License, Weights & Measures Offices: 4252 Groves Road | Columbus, Ohio 43232 | **P:** (614) 645-8366 | **F:** (614) 645-8912

Building Compliance Section (614) 645-1733
Building Plan Review (614) 645-7562
Code Enforcement (614) 645-2202
Customer Service Center (614) 645-6090

Director's Office (614) 645-7776
Engineering Plan Review (614) 645-0032
License Section (614) 645-8366
Research/Records Center (614) 645-6082

Weights & Measures Section (614) 645-7397
Zoning Clearance (614) 645-8637
Zoning Confirmation Letters (614) 645-8637
Zoning Public Hearings (614) 645-4522