

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 10, 2025**

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, APRIL 10, 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 WILL BE HEARD ON THE 4:30 PM AGENDA:

- 1. APPLICATION:** [Z24-058](#)
Location: **1207 E. WHITTIER ST. (43206)**, being 0.10± acres on the south side of East Whittier Street, 100± feet west of Lockbourne Road (010-051770; Columbus South Side Area Commission).
Existing Zoning: L-C-2, Limited Commercial District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Two-unit dwelling.
Applicant(s): Dream Living LLC; c/o Brenda Parker, Agent; 405 North Front Street; Columbus, OH 43215
Property Owner(s): Dream Living LLC; 6956 East Broad Street, Box 420; Columbus, OH 43213.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov
- 2. APPLICATION:** [Z24-076](#)
Location: **1233 ATCHESON ST. (43203)**, being 0.09± acres located on the south side of Atcheson Street, 256± feet west of North Champion Avenue (010-021682; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Request: R-4, Residential District (H-35).
Proposed Use: Residential development.
Applicant(s): Robert Ellis; 485 Brickell Avenue, #2303; Miami, FL 33131.
Property Owner(s): SOF Properties OH LLC; 3046 Curve Road; Delaware, OH 43015.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

3. **APPLICATION:** [Z24-038](#)
Location: **7642 HAYDEN RUN RD. (43026)**, being 142.5± acres located on the north side of Hayden Run Road, 4,000± feet west of Cosgray Road (120-000189, 120-000232, 272-000206; Hayden Run West Civic Association).
Existing Zoning: R, Rural District (upon annexation).
Request: L-AR-1, Limited Apartment Residential District & CPD, Commercial Planned Development District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): Abbasi Farms, Ltd. c/o Thomas L Hart, Atty.; 5029 Cemetery Road, Hilliard, OH 43026.
Property Owner(s): Abassi Farms, Ltd.; 4875 Wellspring Court, Dublin, OH 43016.
Planner: Phil Ashear; 614-645-1719; PJAshear@Columbus.gov
4. **APPLICATION:** [Z24-070](#)
Location: **2618 BETHESDA AVE. (43219)**, being 10.18± acres located at the northwest corner of Bethesda Avenue and Sunbury Road (010-156433 and 010-166702; North Central Area Commission).
Existing Zoning: R, Rural District and R-2, Residential District.
Request: AR-1, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Elmington Capital, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Property Owner(s): Praise Temple Community Church Inc.; 1159 Clinton Street, Columbus, OH 43221.
Planner: Dane Kirk; 614-645-7973; DEKirk@Columbus.gov



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
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