

ZONING REJECTION DOCKET – LAST UPDATED 10/22/2007

CvZNo	Ordinance	Applicant	Address	Applicant Phone	Applicant Fax	Staff Recommendation	Area Comm	Dev Comm	Neighborhood Support	Area Plan	Compliance with Area Plan	Proposed Use	Vote Date	Vote	Final Action	Reason for Rejection
Z02-034	0137-03	Lowe's Home Centers c/o Bill Goldman, Atty.	1675 Georgesville Sq Dr.	614-224-4402	614-224-4330	Approval	WAC - disapproved	Approved (5-0) on 8/8/2002	no	The Westland Plan 1994	Inconsistent (but justified per staff report)	Commercial Development	10-Feb-03	(4-1-1) BoyceNoThomasAbst	Passed	(4-1-1) vote = Boyce No Patsy Thomas ABSTAIN Mentel ABSENT FOR VOTE
Z97-044	2613-2003	Daniel K. Balalowski, Atty.	1190 Cleveland Avenue	614-716-0505	614-716-0511	Approval	Milo Grogan - Disapproval	Disapproval (0-7) on 7/10/2003	No	n/a	n/a	Impound lot with salvage				Added to rejection docket on 4/6/04
CV02-072	0985-2003	Community Housing Network	490 Taylor Avenue	614-280-0899	614-280-0889	Approval	NEAC-Approval	n/a	mixed	n/a	n/a	29 units & Community Center	19-May-03	(4-0)KB,MM,MEOabsent	Tabled	Replaced Ord #0321-03 in old system
CV02-048	0962-2003	Juergan and Lori Baumann c/o Don Plank, Atty	5436 Roberts Road	614-228-4546	614-228-1472	Disapproval	n/a	n/a	no	West Columbus Interim Concept: 1991	Consistent (Regardless, staff does not support)	Limited Motor Vehicle Sales w/ and existing single family	23-Feb-04	(0-6) Boyce absent for v.	Defeated	Replaced Ord #0240-03 in old system - Held from agenda due to inappropriateness of land use
Z01-058	none	Carman c/o Jeff Brown, Atty.	3564 Morse Road	614-221-4255	614-221-4409	Disapproval	n/a	Disapproval (1-5)	no	Morse Road Design Study; Northland Plan Volume I	Inconsistent w/ both plans	Automobile Sales Development				This development would add an additional 400 display parking spaces to an area saturated w/ car dealerships - legislation never introduced at City Council
	none	Tate T. Wilkins	1115 Cleveland Avenue			Approval	Milo Grogan - Disapproval	Approval (4-0)	no			Car Wash Development				Applicant directed to work w/ Milo Grogan on issues including traffic safety and necessity . On "hold" until applicant has worked w/ the Area Commission
	none	J & L Properties	3615 W. Dublin-Granville			Disapproval	n/a NWCA - Disapproval	Disapproval (1-5)	no	Northwest Plan		Modification of CPD text to remove parking lot light pole color restrictions				Triple Strike - Held
	none	Cassady Retail Ventures, Ltd.	1500 North Cassady Avenue			Approval	NEAC - unavailable (due to inactive status)	Approval (5-0)		I-670 Corridor Plan (1989) Northeast Area Plan (1994)		Commercial retail and office development				Northeast Area Commission in process of reorganization. Applicant directed to go in front of newly re-organized zoning committee of Northeast Area Commission
	none	FM Homes, Ltd.	5240 Avery Road			Approval	n/a	Disapproval (3-3-1)		Far Northwest Corridor Plan (draft form)		Two-family residential development				Held for completion of Area Plan

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	none	Mark Mason c/o Curt Sybert, Atty.	1318 Old Schrock Road			Approval	n/a NCC - Disapproval	Approval (4-0)	no	Northland Plan Volume 1 (2001)		Electrical contractor's office & indoor storage				manufacturing zoning not appropriate for subject site which is surrounded by L-AR and commercial
Z03-028	2094-2003	GRB North Broadway Partners, LLC	24 W. Brighton Road	614-221-4255	614-221-4409	Approval	CAC - Approval	Approval (6-0) on 7/10/2003	Mixed	n/a	n/a	Parking Lot	24-Nov-03	(6-0) Tavares absent	Passed	Initial opposition from some residents based on the issue of historic preservation of the theater located in the vicinity
Z03-033	1958-2003	Portrait Homes c/o Bill Goldman, Atty.	2699 Spangler Road	614-224-4402	614-228-1790	Approval	n/a	Approval (4-3) on 7/10/2003	Mixed	n/a	n/a	Multi-family residential development	25-Oct-04	(7-0)	Passed	Neighbors with unresolved issues including traffic & density
Z03-074	2560-2003	Chahine Properties c/o Laura Comek, Atty.	5572 Alkire Road	614-229-4557	614-229-4559	Approval	WAC - Approval	Approval (4-0) on 10/9/2003	mixed	Westland Area Plan (1991)	Consistent	Convenience Store w/ fuel sales, drive-thru carryout & single bay carwash	12-Jan-04	(7-0)	Passed	Waiting for applicant to work with neighborhood
CV02-039	0737-2003	Curtis Davis c/o William Goldman, Atty.	1662-1664 Bryden Road	614-224-4402	614-224-4330	Approval	NEAC - Disapproval	n/a	no	Near East Area Plan (1995)	Consistent	Home Security Company w/ 2 non-resident employees occupying 27% of the dwelling unit				Waiting for applicant to work with neighborhood
Z00-086	0341-01	Skilken D.S., L.L.C. c/o Dwight Tillis	Brice Road			Approved		Approved				test	05-Mar-01		Passed	test
CV00-052	0593-01	David Gordon c/o Fred Simon, Atty.	1630 Mound Street	614-846-4100	614-846-1945	Approved	GHAC - Approved	n/a		n/a	n/a	Rooming House and 2 apartments	19-May-03	(0-4-1)KB,MMabsntMHabstn	Defeated	Replaced by Legistar #0959-2003
CV01-037	0137-02	Bravo! Development, Inc. c/o Beth Miller, Atty.	Mohawk St (667-02 replace			Disapproved	GVC			Disapproved			22-Apr-02	With	Defeated	Variance tabled 5 times for applicant to work out issues w/ neighborhood (parking, traffic, noise & other issues) - was defeated and replaced w/ Ord. # 0667-02 which passed after issues were resolved.
Z01-003	0861-01	Ron's Express Carwash c/o Jeff Brown, Atty.	2035 Polaris Parkway	614-221-4255	614-221-4409	Approved	n/a	Approved (5-0-1) on 4/12/2001		Far North Plan	Consistent	Car Wash & Oil Change Facility	19-May-03	(0-4)KB,MM,MEOabsnt	Defeated	Replaced by Legistar #0957-2003

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Z00-099	0871-01	SuperNova, Inc. c/o Ismail Jallaq	East Fifth Avenue			Approved		Approved				Convenience Store w/ gas sales	01-Jul-02	(6-1) Boyce NO	Passed	was defeated on 6/25/02 because adjacent property owners had concern regarding boundaries, ingress, & egress - applicant worked out issues - then the zoning passed on 7/1/02
CV97-006	1491-97	Rossiter J. Chappellear	Fourth Street			disapproved	UAC			disapproved			19-May-03	(0-4)KB,MM,MEOabsent	Defeated	Replaced by Legistar #0965-2003
Z99-041	2845-99	Gallery Properties	4939 North High St	614-229-4506	614-229-4559	Approved	CAC - Disapproved	Disapproved (2-3) on 6/10/1999	no	n/a	n/a	Expansion of Commercial Development	19-May-03	(0-4)KB,MM,MEOabsent	Defeated	Replaced by Legistar #0960-2003
CV00-027	1998-00	Nathan R. Mellman	456 South Lane			Approved	n/a	n/a	mixed - Shumacker Place	n/a	n/a	Two single family dwellings on lots w/ reduced dev stds.	01-Apr-02	(0-7)	Defeated	Neighborhood opposition (esp. w/ regard to density) - concessions were not made that the Shumacker neighbors requested
Z00-042	1999-00	Douglas R. McCloud c/o William A. Goldman, Atty.	Norton Road			Approved	WAC - Disapproved	Approved		Westland Plan 1994	Consistent	Multi-family development	01-Apr-02	(0-7)	Defeated	Developer unable to meet the burden of proof that cemetery would be unaffected by development
Z01-057	2030-01	William Halley	6208 Thompson Street	614-267-5851	n/a	Approved	n/a	Approved (4-0) on 11/8/2001		n/a	n/a	Single-family residential development	19-May-03	(0-4)KB,MM,MEOabsent	Defeated	Replaced by Legistar #0976-2003
Z02-012	0832-02	Spot Free Carwash c/o Nick Mascari	Freedom Trail			Disapproved	n/a	Approved (4-1)	no	Brice Tussing	Inconsistent	Automatic and self-serve car wash	02-Dec-02	(0-6)	Defeated	Applicant advised to obtain support letters from neighbors, but did not supply any so Ordinance was defeated
Z01-022	0834-02	Triangle Properties, Inc c/o Robert Albright, Atty.	88 Reynoldsburg-New Albany	614-228-0982	614-228-5711	Approved	n/a	Approved (4-0) on 2/14/2002		n/a	n/a	Commercial & Multi-family residential development	19-May-03	(0-4)KB,MM,MEOabsent	Defeated	Replaced by Legistar #0961-2003
Z01-079	0887-02	Gerardo Fantozzi c/o Bill Goldman, Atty.	9263 South Old State Road			Approved	n/a (FNCCC)	Approved	yes	Far North Plan (1994)	? (not specifically stated in the Staff Report)	Retail Commercial Development	09-Sep-02	(7-0)	Passed	Tabled 3 times which lead to passage w/ amendments that changed permitted uses which excluded car leasing. With the amendments FNCCC were then in approval.

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CV02-049	1811-02	Theodore Rademacher c/o Michael Stacy, AIA	3062 West Broad Street	740-852-4022	614-233-5812	Approval	GHAC - Disapproved	n/a	no	n/a	n/a	Four-unit dwelling	19-May-03	(0-4)KB,MM,Ptabsent	Defeated	Was defeated (0-6) & recons. On 1-13-03 - Mentel wanted the applicant to meet w/ GHAC to resolve differences and gain support Replaced by Legistar #0963-2003
Z01-096	0006-03	Dominion Homes c/o Donald Plank, Atty.	669 South Galloway Road	614-228-4546	614-228-1472	Approval	WAC - Disapproved	Approved (6-0) on 1/9/2003	mixed (6 speakers)	Westland Area Plan (1994)	Consistent	Single-family residential development	27-Jan-03	(7-0)	Passed	12/5/02 - Ordinance rejected as a PUD-8 @ 6 units/acre - 1/9/03 presented to Dev. Comm. As a PUD @ 4.99 units/acre. Dev. Comm. Votes to approve in new form and staff recommends approval.
Z02-035	1753-02	RF Venture I c/o Michael Shannon, Atty.	44 Williams Road	614-229-4506	614-229-4559	Approved	n/a	Approved (5-0) on 8/8/2002		n/a	n/a	Commercial Development	19-May-03	(0-4)KB,MM,MEOabsent	Defeated	Replaced by Legistar #0986-2003
Z02-062	1748-02	Suvit Saelim c/o Thomas Shelby	3553 Refugee Road	614-231-6878	614-231-9152	Approved	n/a	Approved (5-0) on 10/10/2002	yes	n/a	n/a	Office Development	03-Feb-03	(0-7)	Defeated	Requested to be defeated - Replaced by Ord. # 0129-03
Z02-062	0129-03	Suvit Saelim c/o Thomas Shelby	3553 Refugee Road	614-231-6878	614-231-9152	Approval	n/a	Approved (5-0) on 10/10/2002	yes	n/a	n/a	Office Development	03-Feb-03	(7-0)	Passed	Replaced Ord. #1748-02 (which was defeated)
CV02-002	0131-03	Roger Wheeler c/o Mike Shannon, Atty.	2224 Eakin Road	614-229-4506	614-229-4559	Approval	GHAC - Approved	n/a	mixed	n/a	n/a	Private club (fraternal organization)	03-Feb-03	(6-1) Thomas NO	Passed	Ordinance held per Mentel until soundproof wall & good neighbor agreement w/ surrounding tenants was added
CV02-072	0321-03	Community Housing Network c/o David Baker Cols Urban Growth	490 Taylor Avenue	614-280-0899	614-280-0889	Approval	NEAC - Approval	n/a	mixed	n/a	n/a	29-units & Community Center	19-May-03	(0-4)KB,MM,Ptabsent	Defeated	Replaced by Legistar #0985-2003
CV02-048	0240-03	Juergan and Lori Baumann c/o Don Plank, Atty.	5436 Roberts Road	614-228-4546	614-228-1472	Disapproval	n/a	n/a	no	West Columbus Interim Concept: 1991	Consistent (Regardless, staff does not support)	Limited Motor Vehicle Sales w/ an existing single-family dwelling	19-May-03	(0-4)KB,MM,Ptabsent	Defeated	Replaced by Legistar #0962-2003
CV00-052	0959-2003	David Gordon c/o Fred Simon, Atty.	1630 Mound Street	614-846-4100	614-846-1945	Approved	GHAC - Approved	n/a		The Greater Hilltop Plan (2001)	?	Rooming House and 2 apartments	19-May-03	(4-0-1)KB,MMabsentMHabstn	Tabled	Replaced Ord #0593-01 in old system
CV97-006	0965-2003	Rossiter J. Chappellear	Fourth Street			Disapproved	UAC						19-May-03	(4-0)KB,MM,MEOabsent	Tabled	Replaced Ord#1491-97 om old system
Z01-003	0957-2003	Ron's Express Carwash c/o Jeff Brown, Atty.	2035 Polaris Parkway	614-221-4255	614-221-4409	Approved	n/a	Approved (5-0-1) on 4/12/2001		Far North Plan	Consistent	Car Wash & Oil Change Facility	19-May-03	(4-0)KB,MM,MEOabsent	Tabled	Replaced Ord #0861-01 in old system

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Z99-041	0960-2003	Gallery Properties	4939 North High Street	614-229-4506	614-229-4559	Approved	CAC-Disapproved	Disapproved (2-3) on 6/10/1999	no	n/a	n/a	Expansion of Commercial Development	19-May-03	(4-0)KB,MM,MEOabsent	Tabled	Replaced Ord#2845-99 in old system
Z01-057	0976-2003	William Halley	6208 Thompson Street	614-267-5851	n/a	Approved	n/a	Approved (4-0) on 11/8/2001		Northwest Plan (1991)	Not addressed in Plan	Single-family residential development	06-Dec-04	(0-7)	Defeated	Replaced Ord #2030-01 in old system
Z01-022	0961-2003	Triangle Properties, Inc c/o Robert Albright, Atty.	88 Reynoldsburg-New Albany	614-228-0892	614-228-5711	Approved	n/a	Approved (4-0) on 2/14/2002		n/a	n/a	Commercial & Multi-family residential development	19-May-03	(4-0)KB,MM,MEOabsent	Tabled	Replaced Ord #0834-02 in old system
CV02-049	0963-2003	Theodore Rademacher	3062 West Broad Street	740-852-4022	614-233-5812	Approval	GHAC - Disapproved	n/a	no	n/a	n/a	Four-unit dwelling	19-May-03	(4-0)KB,MM,MEOabsent	Tabled	Replaced Ord #1811-02 in old system
Z02-035	0986-2003	RF Venture I c/o Michael Shannon, Atty.	44 Williams Road	614-229-4506	614-229-4559	Approved	n/a	Approved (5-0) on 8/8/2002		n/a	n/a	Commercial Development	19-May-03	(4-0)KB,MM,MEOabsent	Tabled	Replaced Ord #1753-02 in old system
CV	none	Residences @ Town Center IV, Ltd.	3700-3708 Lifestyle Blvd.			Approval	Northeast - Disapproval	n/a								Applicant directed to work w/ neighborhood group - On "hold" @ Council
CV05-020	1412-2005	Evergreen Cemetery Association	1352 Woodland Ave.	221-4255	221-4409	Approval	NrthCent - Approval	n/a	Yes	North Central (2002)	Not compliant.	Funeral Home	24-Oct-05	(7-0)	Tabled Indef	Applicant directed to work further with the community to address concerns.
CV05-021	1413-2005	Evergreen Cemetery Association	1496 Taylor Avenue	221-4255	221-4409	Approval	NrthCent - Approval	n/a	Yes	North Central (2002)	Not compliant	Cemetery Expansion.	24-Oct-05	(7-0)	Tabled Indef	Applicant directed to work further with the community to address concerns.
CV04-012	0403-2005	Khristy A Stires	1014 Frebis Avenue	449-1806	n/a	Approval	COSSO - Approval	n/a	Yes	The Near Southside Plan (1997)	Consistent	Child daycare center in R-4	05-Dec-05	(7-0)	Boyce - Move to Reconsider/ Tabled Indefinitely	Neighborhood opposition, lack of good neighbor agreement, councilmember(s) concern.
Z05-031	0625-2006	Bigler Company, Ltd. c/o David B. Perry, Agent & Donald T. Plank, Atty.	5598 Olentangy River Road	228-1727	228-1790	Approval	Northwest Civic Association	Approval (4-0) on September 8, 2005	No	The Northwest Plan (1991)	Consistent	Single-family residential development	6-Jun-06	(3-3)	Defeated	Defeated (3-3); NWCA disapproval, Development too dense
CV05-056	1240 -2006	Plaza Properties c/o Jack Reynolds	116 West Starr Avenue	221-4255	221-4409	Disapproval	Victorian Village Commission		Yes	None	n/a	Multi-family development with reduced standards in AR-O District	24-Jul-06	(0-7)	Defeated	Defeated per department's request
Z05-031	1197-2006	Bigler Company, Ltd. c/o David B. Perry, Agent & Donald T. Plank, Atty.	5598 Olentangy River Road	228-1727	228-1790	Approval	Northwest Civic Association	Approval (4-0) on September 8, 2005	No	The Northwest Plan (1991)	Consistent	Single-family residential development	18-Sep-06	(2-5)	Defeated	NWCA disapproval, development too dense
Z05-055	0759-2006	TDH Investments Corp., c/o David Hodge; Smith & Hale	5510 North High Stree	221-4255	221-4409	Disapproval	Clintonville Area Commission-Disapproval	Approval	No	None		Commercial development	6-Nov-06	(0-7)	Defeated	CAC disapproval, staff disapproval; use not appropriate for site