

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 13, 2025**

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, FEBRUARY 13, 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:** [Z24-074](#)
 Location: **846-848 SEYMOUR AVE. (43205)**, being 0.11± acres located on the east side of Seymour Avenue, 184± feet north of East Livingston Avenue (010-014008; Livingston Avenue Area Commission).

 Existing Zoning: R-2F, Residential District.
 Request: R-4, Residential District (H-35).
 Proposed Use: Residential development.
 Applicant(s): Rob Ellis; 485 Brickell Avenue, #2303; Miami, FL 33131.
 Property Owner(s): SP For Better Living, LLC; 2764 Dale Avenue; Bexley, OH 43209.
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

2. **APPLICATION:** [Z24-077](#)
 Location: **786-788 SEYMOUR AVE. (43205)**, being 0.12± acres located on the east side of Seymour Avenue, 106± feet north of Gault Street (010-014015; Livingston Avenue Area Commission).

 Existing Zoning: R-2F, Residential District.
 Request: R-4, Residential District (H-35).
 Proposed Use: Residential development.
 Applicant(s): Rob Ellis; 485 Brickell Avenue, #2303; Miami, FL 33131.
 Property Owner(s): SP For Better Living, LLC; 2764 Dale Avenue; Bexley, OH 43209.
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

3. **APPLICATION:** [Z24-079](#)
Location: **798 SEYMOUR AVE. (43205)**, being 0.12± acres located at the northeast corner of Seymour Avenue and Gault Street (010-014012; Livingston Avenue Area Commission).
Existing Zoning: R-2F, Residential District.
Request: R-4, Residential District (H-35).
Proposed Use: Residential development.
Applicant(s): Rob Ellis; 485 Brickell Avenue, #2303; Miami, FL 33131.
Property Owner(s): SP For Better Living, LLC; 2764 Dale Avenue; Bexley, OH 43209.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
4. **APPLICATION:** [Z24-059](#)
Location: **6955-6999 HARLEM RD. (43081)**, being 4.40± acres located on the west side of Harlem Road, 882± feet south of Central College Road (010-278013 and part of 220-001876; Rocky Fork-Blacklick Accord Panel).
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Self-storage facility.
Applicant(s): Spencer Piszczak; 5605 Granger Road, Suite 100; Cleveland, OH 44131.
Property Owner(s): Norman Singer; 5918 Wyndale Drive; Westerville, OH 43081.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov
5. **APPLICATION:** [Z24-069](#)
Location: **1501 GERRARD AVE. (43212)**, being 2.35± acres located at the southwest corner of Gerrard Avenue and Western Avenue (010-061974 and seven others; Fifth by Northwest Area Commission).
Existing Zoning: R-4, Residential District.
Request: AR-3, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Effler Commercial, LLC, c/o Erwin Effler III, Agent; 1391 West 5th Avenue, #250; Columbus, OH 43212.
Property Owner(s): Spellman Management, LTD; 1461 Borrer Road; Grove City, OH 43123.
Planner: Phil Ashear; 614-645-1719; PJAshear@columbus.gov

THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 5:00 PM AGENDA:

6. **APPLICATION:** [Z24-060](#)
Location: **2700 LOCKBOURNE RD. (43207)**, being 1.46± acres located on the northeast corner of Lockbourne Road and Faber Avenue (010-000242); Far South Columbus Area Commission.
Existing Zoning: R-2, Residential District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Property Owner(s): Mustafa Ekingen; 4 Center Court, East Hanover, NJ 07936.
Planner: Dane Kirk; 614-645-7973; DEKirk@Columbus.gov

7. **APPLICATION:** [Z24-065](#)
Location: **4240 HAMILTON SQUARE BLVD. (43125)**, being 1.98± acres located on the northwest corner of Hamilton Square Boulevard and Lakeview Crossing (010-243278; Greater Southeast Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development LLC, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite. 460; Columbus, OH 43215.
Property Owner(s): M FIVE LP, c/o Mid Ohio Development Corp.; P.O. Box 32449; Columbus, OH 43232.
Planner: Dane Kirk; 614-645-7973; DEKirk@Columbus.gov
8. **APPLICATION:** [Z24-064](#)
Location: **1862 WILLIAMS RD. (43207)**, being 43.88± acres located on the north side of Williams Road, 155± feet west of Behm Road (530-111807; Far South Columbus Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Limited manufacturing uses.
Applicant(s): Copart of Connecticut, Inc.; c/o Gretchen Schroder, Agent; 12701 Whitewater Drive, Suite 300; Minnetonka, MN 55343.
Property Owner(s): Empire Real Estate Holdings, LLC; 3663 Alum Creek Drive; Columbus, OH 43207.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov
9. **APPLICATION:** [Z24-028](#)
Location: **3775 TRABUE RD. (43206)**, being 18.3± acres located on the south side of Trabue Road 2,260± feet northeast of Wilson Road (140-004316 and 8 others; West Scioto Area Commission).
Existing Zoning: R, Rural District (pending annexation).
Request: AR-1, Apartment Residential District and C-3, Commercial District (H-35).
Proposed Use: Mixed-use development.
Applicant(s): Upland Development Co., c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Property Owner(s): Myflori LLC; 1114 Dublin Road, Columbus, OH 43215.
Planner: Dane Kirk; 614-645-7973; DEKirk@columbus.gov

TABLING REQUESTED

THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 5:30 PM AGENDA:

- 10. 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, Limited 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



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	Director's Office	(614) 645-7776	Weights & Measures Section	(614) 645-7397
Building Plan Review	(614) 645-7562	Engineering Plan Review	(614) 645-0032	Zoning Clearance	(614) 645-8637
Code Enforcement	(614) 645-2202	License Section	(614) 645-8366	Zoning Confirmation Letters	(614) 645-8637
Customer Service Center	(614) 645-6090	Research/Records Center	(614) 645-6082	Zoning Public Hearings	(614) 645-4522