

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

The Development Commission of the City of Columbus held 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 **2<sup>ND</sup> 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:** [Z24-074](#)  
**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](mailto:tedietrich@columbus.gov)

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

- 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](mailto:tedietrich@columbus.gov)

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

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](mailto:tedietrich@columbus.gov)

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

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](mailto:roejohnson@columbus.gov)

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

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 5<sup>th</sup> Avenue, #250; Columbus, OH 43212.  
**Property Owner(s):** Spellman Management, LTD; 1461 Borrar Road; Grove City, OH 43123.  
**Planner:** Phil Ashear; 614-645-1719; [PJAshear@columbus.gov](mailto:PJAshear@columbus.gov)

**APPROVAL (5-0-1) motion to vote by Ingwersen, seconded by Onwukwe**

**THE FOLLOWING APPLICATIONS WERE 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](mailto:DEKirk@Columbus.gov)

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

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](mailto:DEKirk@Columbus.gov)

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

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](mailto:bmcarpenter@columbus.gov)

**TABLING REQUESTED**

**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](mailto:DEKirk@columbus.gov)

**APPROVAL (4-2) motion to vote by Keyes-Shanklin, seconded by Onwukwe**

**THE FOLLOWING APPLICATIONS WERE 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](mailto:PJAshear@columbus.gov)

**APPROVAL (5-1) motion to vote by Keyes-Shanklin, seconded by Ingwersen**



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

<b>Building Compliance Section</b>	(614) 645-1733	<b>Director's Office</b>	(614) 645-7776	<b>Weights &amp; Measures Section</b>	(614) 645-7397
<b>Building Plan Review</b>	(614) 645-7562	<b>Engineering Plan Review</b>	(614) 645-0032	<b>Zoning Clearance</b>	(614) 645-8637
<b>Code Enforcement</b>	(614) 645-2202	<b>License Section</b>	(614) 645-8366	<b>Zoning Confirmation Letters</b>	(614) 645-8637
<b>Customer Service Center</b>	(614) 645-6090	<b>Research/Records Center</b>	(614) 645-6082	<b>Zoning Public Hearings</b>	(614) 645-4522