

**AGENDA RESULTS  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 10, 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, 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 **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:**             [Z24-058](#)  
       **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](mailto:jmrose@columbus.gov)  
**APPROVAL (4-0) motion to vote by Ingwersen, seconded by Onwukwe**

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](mailto:roejohnson@columbus.gov)

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

**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](mailto:PJAshear@Columbus.gov)

**NO ACTION TAKEN.**

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

**NO ACTION TAKEN.**



**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

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