



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH  
43215-9015  
columbuscitycouncil.org

## Minutes - Final Zoning Committee

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Monday, January 27, 2025

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.5 OF CITY COUNCIL (ZONING), JANUARY 27, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

**Present** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

#### READING AND DISPOSAL OF THE JOURNAL

A motion was made by Melissa Green, seconded by Rob Dorans, to Dispense with the reading of the Journal and Approve.. The motion failed by the following vote:

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

#### EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

#### ZONING: DORANS, CHR. HARDIN, VICE CHR. ALL MEMBERS

#### REZONINGS/AMENDMENTS

##### [0126-2025](#)

To rezone 5656 BIXBY RD. (43110), 22.30± acres located on the north side of Bixby Road, northeast of the intersection with US Route 33, From: R, Rural District, To: L-AR-1, Limited Apartment Residential District and to declare an emergency. (Rezoning #Z23-032).

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Christopher Wyche, that this Ordinance be Approved as Amended. The motion carried by the following vote:

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

## VARIANCES

### 0092-2025

To grant a Variance from the provisions of Sections 3332.38(G), Private garage; and 3332.38(H), Private garage; 3332.21(D), Building lines; 3332.26(C), Minimum side yard permitted, of the Columbus City Codes; for the property located at 768 S. 3RD ST. (43206), to allow habitable space above a detached garage with reduced development standards in the R-2F, Residential District (Council Variance #CV24-126).

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:**

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:**

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

### 0093-2025

To grant a Variance from the provisions of Section 3332.035, R-3 residential district; 3312.49, Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.19, Fronting; 3332.25(B), Maximum side yard permitted; 3332.26(B)(1), Minimum side yard permitted; 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1214 & 1220 MADISON AVE. (43205), to allow two single-unit dwellings on each lot with reduced development standards in the R-3, Residential District (Council Variance #CV24-128).

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:**

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:**

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[0127-2025](#)

To grant a Variance from the provisions of Section 3333.35(G), Private garage, of the Columbus City Codes; for the property located at 5656 BIXBY RD. (43110), to allow increased garage height in the L-AR-1, Limited Apartment Residential District and to declare an emergency. (Council Variance #CV23-050).

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:**

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:**

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Christopher Wyche, that this Ordinance be Amended to Emergency. The motion carried by the following vote:**

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Christopher Wyche, that this Ordinance be Approved as Amended. The motion carried by the following**

**vote:**

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**ADJOURNMENT**

**A motion was made by Emmanuel V. Remy, seconded by Christopher Wyche, to adjourn this Regular Meeting. The motion carried by the following vote:**

**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**ADJOURNED AT 6:47 P.M.**