



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH  
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## Minutes - Final Zoning Committee

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Monday, May 12, 2025

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.25 OF CITY COUNCIL (ZONING), MAY 12, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

**Present** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

#### READING AND DISPOSAL OF THE JOURNAL

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

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

#### VARIANCES

##### [1162-2025](#)

To grant a Variance from the provisions of Sections 3355.03, C-3 permitted uses; 3356.11(B), C-4 District setback lines; 3312.25, Maneuvering; and 3389.12, Portable building, of the Columbus City Codes; for the property located at 3439 PARSONS AVE. (43207), to allow automotive maintenance and sales, tire sales, and a food truck with reduced development standards in the C-3, Commercial District (Council Variance #CV24-003).

**A motion was made by Rob Dorans, seconded by Melissa Green, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

#### RECESS

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Motion to Recess the Regular Meeting. The motion carried by the following vote:**

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**RECESSED AT 6:56 PM****RECONVENE**

**A motion was made by Emmanuel V. Remy, seconded by Melissa Green, to Motion to Reconvene the Regular Meeting. The motion carried by the following vote:**

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**RECONVENED AT 6:57 PM**[1162-2025](#)

To grant a Variance from the provisions of Sections 3355.03, C-3 permitted uses; 3356.11(B), C-4 District setback lines; 3312.25, Maneuvering; and 3389.12, Portable building, of the Columbus City Codes; for the property located at 3439 PARSONS AVE. (43207), to allow automotive maintenance and sales, tire sales, and a food truck with reduced development standards in the C-3, Commercial District (Council Variance #CV24-003).

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[1164-2025](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district;; 3312.21(A), Landscaping and screening; Section 3312.21(D)(1), Parking lot screening; 3312.27, Parking setback line; 3312.49, Required parking; 3321.05(B)(1)(2), Vision clearance; 3332.18(D), Basis of computing area; 3332.21, Building lines; 3332.25(B), Maximum side yards required; 3332.26(C), Minimum side

yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 705 ANN ST. (43206), to allow an artist studio, gallery, production establishment, and parking lot with reduced development standards in the R-2F, Residential District (Council Variance #CV25-006).

**A motion was made by Rob Dorans, seconded by Melissa Green, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

#### 1165-2025

To grant a Variance from the provisions of Sections 3332.38(H), Private garage; 3332.26(E), Minimum side yard permitted, and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at 239 W. COMO AVE. (43202), to allow habitable space above a detached garage with reduced development standards in the R-2F, Residential District (Council Variance #CV25-009).

**A motion was made by Rob Dorans, seconded by Melissa Green, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[1166-2025](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.49, Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.19, Fronting; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; and 3332.28, Side or rear yard obstruction, of the Columbus City Codes; for the property located at 49 E. TULANE RD. (43202), to allow two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District (Council Variance #CV25-010).

**A motion was made by Rob Dorans, seconded by Melissa Green, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[1167-2025](#)

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3312.49(C), Required parking; 3321.01, Dumpster area; and 3363.41(A), Storage, of the Columbus City Codes; for the property

located at 616 E. WHITTIER ST. (43206), to allow temporary automobile storage with reduced development standards in the C-4, Commercial District (Council Variance #CV24-155).

**A motion was made by Rob Dorans, seconded by Melissa Green, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Postponed to 6/2/2025. The motion carried by the following vote:**

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

#### 1180-2025

To amend Ordinance #0257-2025, passed February 10, 2025 (CV24-139), for property located at 4600 LAKEHURST CT. (43016), to repeal the Section 1 and replace it with a new Section 1 to include a required parking variance for the proposed mixed-use development (Council Variance #CV24-139A).

**A motion was made by Rob Dorans, seconded by Melissa Green, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

#### 1185-2025

To grant a Variance from the provisions of Sections 3332.38(G), Garage height; 3332.38(H), Private garage; and 3312.49, Required parking, of the Columbus City Codes; for the property located at 460 S. POWELL AVE. (43204), to allow habitable space within a detached garage with

reduced development standards in the R-3, Residential District (Council Variance #CV24-147).

**A motion was made by Rob Dorans, seconded by Melissa Green, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

## **ADJOURNMENT**

**A motion was made by Melissa Green, seconded by Rob Dorans, to adjourn this Regular Meeting. The motion carried by the following vote:**

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**ADJOURNED AT 7:05 PM**