



City of Columbus

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

Minutes - Final Zoning Committee

Monday, July 10, 2023

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.35 OF CITY COUNCIL (ZONING), JULY 10, 2023 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Absent 1 - Lourdes Barroso De Padilla

Present 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

READING AND DISPOSAL OF THE JOURNAL

A motion was made by Shayla Favor, seconded by Emmanuel V. Remy, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: DORANS, CHR. BANKSTON BARROSO DE PADILLA BROWN FAVOR REMY HARDIN

REZONINGS/AMENDMENTS

[1920-2023](#)

To rezone 1161 FRANKLIN AVE. (43205), being 0.25± acres located at the southeast corner of Franklin Avenue and South Champion Avenue, From: R-3, Residential District, To: AR-1, Apartment Residential District (Rezoning #Z23-005).

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[1924-2023](#)

To rezone 2802 E. 5TH AVE. (43219), being 0.18± acres located at the northwest corner of East 5th Avenue and Morris Avenue, From: C-2, Commercial District, To: C-4, Commercial District (Rezoning #Z23-022).

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[1927-2023](#)

To amend Ordinance #3143-2021, passed May 9, 2022 (Z20-114), for property located at 457 CLEVELAND AVE. (43215), by repealing Section 3 and replacing with a new Section 3 to modify the CPD text and plan as it pertains to the addition of code modifications to aisle width and maneuvering standards and a revised parking space reduction (Rezoning Amendment #Z20-114A).

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[1946-2023](#)

To amend Ordinance #2953-2022, passed November 14, 2022 (Z20-114), for property located at 1333 EDGEHILL RD. (43212), by repealing Section 1 and replacing with a new Section 1 to modify the legal description for this property (Rezoning Amendment #Z21-104A).

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

1950-2023

To rezone 1480 CHESAPEAKE AVE. (43212), being 0.16± acres located on the north side of Chesapeake Avenue, 500± feet east of North Star Avenue, From: R, Rural District, To: AR-1, Apartment Residential District (Rezoning #Z23-018).

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

VARIANCES

1921-2023

To grant a Variance from the provisions of Sections 3309.14, Height districts; 3321.05(B)(1)(2), Vision clearance; 3333.15(C), Basis of computing area; 3333.18(D)(2), Building lines; and 3333.23, Minimum side yard permitted, of the Columbus City Codes; for the property located at 1161 FRANKLIN AVE. (43205), to permit reduced development standards for an apartment building in the AR-1, Apartment Residential District (Council Variance #CV23-011).

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

1922-2023

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; 3332.19, Fronting; 3332.21(D), Building lines; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 329 LOEFFLER AVE. (43205), to permit a four-unit dwelling and a three-unit dwelling on the same lot with reduced development standards in the R-3, Residential District, and to repeal Ordinance #1780-2019 (CV19-037), passed July 22, 2019 (Council Variance #CV23-034).

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

1923-2023

To grant a Variance from the provisions of Sections 3367.01, M-2 manufacturing district; 3367.15(C)(D), M-2 manufacturing district special provisions; and 3389.032, Animal kennel or animal shelter, of the Columbus City Codes; for the property located at 2910 SCIOTO DARBY EXECUTIVE CT. (43026), to permit animal boarding with outside runs in the M-2, Manufacturing District and to declare an emergency. (Council Variance #CV23-043).

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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

1938-2023

To grant a Variance from the provisions of Section 3363.01, M-manufacturing districts, for the property located at 45 W. BARTHMAN AVE. (43207), to permit a multi-unit residential development in the M, Manufacturing District (Council Variance #CV23-029).

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

1943-2023

To grant a Variance from the provisions of Sections 3332.38(H), Private garage; 3312.13, Driveway; and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at 2354 DUNNING CT. (43219), to permit habitable space above a detached garage with an increased height in the R-2, Residential District and to declare an emergency. (Council Variance #CV23-040).

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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

1947-2023

To grant a Variance from the provisions of Sections 3333.03, AR-3 apartment residential district use; 3309.14, Height districts; 3312.21(B)(3);(D)(1), Landscaping and screening; 3312.49, Minimum numbers of

parking spaces required; 3333.15(C), Basis of computing area; 3333.18(D), Building lines; 3333.24, Rear yard; 3372.604, Setback requirements; and 3372.605(A)(D), Building design standards, of the Columbus City Codes; for the property located 1333 EDGEHILL RD. (43212), to permit a non-accessory parking use in the AR-3, Apartment Residential District, and reduced development standards in the AR-3, Apartment Residential District and M, Manufacturing District for a mixed-use development, and to repeal Ordinance #2954-2022 (CV21-154), passed November 14, 2022, (Council Variance #CV21-154A).

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

1948-2023

To grant a Variance from the provisions of Sections 3353.03, C-2 permitted uses; and 3361.02, CPD Permitted uses, of the Columbus City Codes; for the property located at 7654 CROSSWOODS DR. (43085), to permit a pharmacy in the CPD, Commercial Planned Development District and to declare an emergency. (Council Variance #CV23-030).

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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

1951-2023

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3312.21(D)(1), Landscaping and screening; 3333.09, Area requirements; 3333.16, Fronting; 3333.18, Building lines; 3333.23(A), Minimum side yard permitted; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 1480 CHESAPEAKE AVE. (43212), to permit two, two-unit dwellings on one lot with reduced development standards in the AR-1, Apartment Residential District (Council Variance #CV23-032).

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

ADJOURNMENT

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

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

ADJOURNED AT 7:05 PM