



City of Columbus

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

Minutes - Final Zoning Committee

Monday, June 9, 2025

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO. 31 OF CITY COUNCIL (ZONING), JUNE 9, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Absent 1 - Nicholas Bankston

Present 8 - 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

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

Absent: 1 - Nicholas Bankston

Affirmative: 8 - Lourdes Barroso De Padilla, Otto Beatty III, 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

[1485-2025](#)

To rezone 7444 CUBBAGE RD. (43081), being 34.00± acres located on the east side of Cubbage Road 2,400± feet north of Central College Road, From: R, Rural District, To: PUD-4, Planned Unit Development District and R-1, Residential District (Rezoning #Z25-009); and to declare an emergency.

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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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 as Amended. The motion carried by the following vote:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

VARIANCES

2170-2024

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.25, Maneuvering; 3312.29, Parking space; 3312.49(C), Required Parking; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting; 3332.25, Maximum side yards required; 3332.26, Minimum side yards permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 41 S. CYPRESS AVE. (43222), to allow two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV22-140).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Accept the application and area commission report into evidence as exhibits. The motion carried by the following vote:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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 Emmanuel V. Remy, to Adopt the following as the factual findings of Council. The motion carried by the following vote:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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 following preliminary findings. The motion carried by the following vote:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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 Christopher Wyche, to Adopt the following findings. The motion carried by the following vote:

Absent: 1 - Nicholas Bankston

Affirmative: 6 - Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

Negative: 2 - Lourdes Barroso De Padilla, and Melissa Green

A motion was made by Rob Dorans, seconded by Melissa Green, to Approve the use variance. The motion failed by the following vote:

Absent: 1 - Nicholas Bankston

Affirmative: 2 - Lourdes Barroso De Padilla, and Melissa Green

Negative: 6 - Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Melissa Green, to Dismiss the remaining area variances. The motion carried by the following vote:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[1459-2025](#)

To grant a Variance from the provisions of Sections 3332.033, R-2 residential district; 3312.49, Required parking; 3332.12, R-2 area district requirements; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 3041 WEIRTON DR. (43207), to allow two single-unit dwellings on one lot with reduced development standards in the R-2, Residential District (Council Variance #CV25-018).

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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

1476-2025

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.49, Required parking; 3321.05(B)(2), Vision clearance; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.21, Building lines; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 323 STEWART AVE. (43206), to allow a three-unit and a two-unit dwelling with reduced development standards in the R-2F, Residential District (Council Variance #CV24-171).

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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

1486-2025

To grant a Variance from the provisions of Section 3332.19, Fronting, of the Columbus City Codes; for the property located at 7444 CUBBAGE RD. (43081), to allow dwellings to not front public streets in the R-1, Residential District (Council Variance CV25-020).

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

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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 Christopher Wyche, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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 Christopher Wyche, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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 Christopher Wyche, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[1488-2025](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; and 3332.05(A)(4), Area district lot width requirements, of the Columbus City Codes; for the property located at 1351 KENT ST. (43205), to allow a three-unit dwelling with a reduced lot width in the R-3, Residential District (Council Variance #CV24-111).

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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[1491-2025](#)

To grant a Variance from the provisions of Section 3361.02, Permitted uses, of the Columbus City Codes; for the property located at 3570 FISHINGER BLVD. (43026), to allow a screen printing business in the CPD, Commercial Planned Development District (Council Variance #CV25-034).

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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[1492-2025](#)

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, of the Columbus City Codes; for the property located at 1469-1471 BRYDEN RD. (43205), to allow a three-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV25-033); and to declare an emergency.

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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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 Amended as submitted to the Clerk. The motion carried by the following vote:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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 Amended to Emergency. The motion carried by the following vote:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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 as Amended. The motion carried by the following vote:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[1493-2025](#)

To grant a Variance from the provisions of Sections 3332.38(H), Private garage; 3332.05(A)(4), Area district lot width requirements; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at 764 S. 6TH ST (43206), to allow habitable space above a detached garage with reduced development standards in the R-2F, Residential District (Council Variance #CV25-016).

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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - 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 Christopher Wyche, seconded by Rob Dorans, to adjourn this Regular Meeting. The motion carried by the following vote:

Absent: 1 - Nicholas Bankston

Affirmative: 8 - Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

ADJOURNED AT 8:14 P.M.