



# City of Columbus

## Minutes - Final Zoning Committee

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

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Monday, April 19, 2021

6:30 PM

City Council Chambers, Rm 231

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**REGULAR MEETING NO. 18 OF CITY COUNCIL (ZONING), APRIL 19, 2021 AT  
6:30 P.M. (via WebEx online/virtual meeting due to COVID-19 stay at home  
order)**

### ROLL CALL

**Present** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

### READING AND DISPOSAL OF THE JOURNAL

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**A MOTION WAS MADE BY COUNCILMEMBER PRISCILLA TYSON, SECONDED BY COUNCILMEMBER EMMANUEL REMY, TO WAIVE THE SECOND READING OF ORDINANCES 0848-2021, 0864-2021, 0865-2021, 0874-2021, 0880-2021, 0882-2021, 0883-2021, 0885-2021, AND 0889-2021.**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

### ZONING: TYSON, CHR. E. BROWN M. BROWN DORANS FAVOR REMY HARDIN

#### 0848-2021

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3332.13, R-3 area district requirements; 3332.25(B), Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, for the property located at 847 FRANKLIN AVE. (43205), to permit two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District (Council Variance #CV20-106).

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, to

**Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

**0864-2021**

To rezone 359 E. MARKISON AVE. (43207), being 0.61± acres located at the southwest corner of East Markison Avenue and South Washington Avenue, From: R-2F, Residential District, To: AR-1, Apartment Residential District (Rezoning #Z20-089).

**A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

**0865-2021**

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3312.49(C), Minimum numbers of parking spaces required; 3321.05(B)(2), Vision clearance; 3333.15(C), Basis of computing area; 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 359 E. MARKISON AVE. (43207), to permit single- and three-unit dwellings, off-site residential parking, and reduced development standards in the AR-1, Apartment Residential District (Council Variance #CV20-103).

**A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

**0874-2021**

To rezone 2900 CASSADY AVE. (43219), being 1.82± acres located on the west side of North Cassady Avenue, 280± feet north of Airport Drive, From: L-C-4, Limited Commercial District, To: CPD, Commercial Planned Development District (Rezoning #Z20-088).

**A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

**0880-2021**

To rezone 4836 CLEVELAND AVE. (43231), being 4.38± acres located on the southeast corner of Cleveland Avenue and Bretton Woods Drive, From: C-4, Commercial District, To: ARLD, Apartment Residential District (Rezoning #Z20-092).

**A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

**0881-2021**

To grant a Variance from the provisions of Sections 3309.14, Height district; 3312.49(C), Minimum numbers of parking spaces required; and 3333.18, Building lines, of the Columbus City Codes; for the property located at 4836 CLEVELAND AVE. (43231), to permit reduced development standards for a multi-unit residential development in the ARLD, Apartment Residential District (Council Variance #CV20-107).

**A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

**0882-2021**

To rezone 2337 N. CASSADY AVE. (43219), being 11.46± acres located on the west side of North Cassady Avenue, 560± feet south of Agler Road, From: AR-12, and ARLD, Apartment Residential districts, To: L-AR-1, Limited Apartment Residential District (Rezoning #Z20-110).

**A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

**A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that**

**this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

0883-2021 To grant a Variance from the provisions of Section 3333.18, Building lines, of the Columbus City Codes; for the property located at 2337 N. CASSADY AVE. (43219), to permit a reduced building line for an apartment complex in the L-AR-1, Limited Apartment Residential District (Council Variance #CV20-124).

**A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

0885-2021 To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3312.49(C), Minimum numbers of parking spaces required; 3312.51, Loading space; and 3312.53, Minimum number of loading spaces required, of the Columbus City Codes; for the property located at 2114 IKEA WAY (43240), to permit ground floor residential uses with reduced development standards in the CPD, Commercial Planned Development District (Council Variance #CV19-034).

**A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

**A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

**A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Approved as Amended. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

0889-2021 To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; and 3356.11, C-4 district setback lines, of the Columbus City Codes; for the property located at 1696 PARSONS AVE. (43207), to conform an existing single-unit dwelling with a reduced building setback in the C-4, Commercial District (Council Variance #CV21-010).

**A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

## **ADJOURNMENT**

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, to adjourn this Regular Meeting. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

**ADJOURNED AT 6:59 PM**