



# 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, April 7, 2025

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.19 OF CITY COUNCIL (ZONING), APRIL 7, 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

**A motion was made by Christopher Wyche, seconded by Christopher Wyche, to Dispense with the reading of the Journal and Approve. 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

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

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

#### REZONINGS/AMENDMENTS

##### [0550-2025](#)

To rezone 846-848 SEYMOUR AVE. (43205), being 0.11± acres located on the east side of Seymour Avenue, 184± feet north of East Livingston Avenue, From: R-2F, Residential District, To: R-4, Residential District (Rezoning #Z24-074).

**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

##### [0552-2025](#)

To rezone 786-788 SEYMOUR AVE. (43205), being 0.12± acres located on the east side of Seymour Avenue, 106± feet north of Gault Street, From: R-2F, Residential District, To: R-4, Residential District (Rezoning #Z24-077).

**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

[0554-2025](#)

To rezone 798 SEYMOUR AVE. (43205), being 0.12± acres located at the northeast corner of Seymour Avenue and Gault Street, From: R-2F, Residential District, To: R-4, Residential District (Rezoning #Z24-079).

**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

[0824-2025](#)

To rezone 4810 ALKIRE RD. (43228), being 8.12± acres located on the north side of Alkire Road, From: R, Rural District, To: L-M, Limited Manufacturing District (Rezoning #Z24-062).

**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

[0826-2025](#)

To rezone 2512 JACKSON PI. (43223), being 5.83± acres located 278± feet west of Jackson Pike and 650± feet north of Dyer Road, From: EQ, Excavation and Quarrying District, To: M, Manufacturing District (Rezoning #Z24-071).

**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

[0827-2025](#)

To rezone 6955-6999 HARLEM RD. (43081), being 4.40± acres located on the west side of Harlem Road, 882± feet north of Central College Road, From: R, Rural District, To: L-M, Limited Manufacturing District (Rezoning #Z24-059).

**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

[0828-2025](#)

To amend Ordinance #2883-2022, passed November 7, 2022 (Z22-025), for property located at 543 TAYLOR AVE. (43203), by

repealing Section 3 and replacing with new Section 3 to modify the parking setback commitments and the site plan of said property within the CPD, Commercial Planned Development District (Rezoning Amendment #Z22-025A).

**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

## VARIANCES

### [3400-2024](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3312.49, Required parking; 3332.14, R-2F area district requirements; 3332.19, Fronting; 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 155 HUGHES ST. (43203), to allow a two-unit dwelling and a single-unit dwelling on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV24-118).

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, 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 Emmanuel V. Remy, 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

### [0551-2025](#)

To grant a Variance from the provisions of Sections 3312.49, Required parking; 3332.05(A), Area district lot width requirements; 3332.15, R-4 area district requirements; and 3332.26(F), Minimum side yard permitted, of the Columbus City Codes; for the property located at 846-848 SEYMOUR AVE. (43205), to allow reduced development standards for a three-unit dwelling in the R-4, Residential District (Council Variance #CV24-164).

**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

[0553-2025](#)

To grant a Variance from the provisions of Sections 3312.49, Required parking; 3332.05(A), Area district lot width requirements; and 3332.15, R-4 area district requirements, of the Columbus City Codes; for the property located at 786-788 SEYMOUR AVE. (43205), to allow reduced development standards for a three-unit dwelling in the R-4, Residential District (Council Variance #CV24-167).

**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 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 Emmanuel V. Remy, 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

[0555-2025](#)

To grant a Variance from the provisions of Sections 3312.49, Required parking; 3321.05(B)(2), Vision clearance; 3332.05(A), Area district lot width requirements; and 3332.15, R-4 area district requirements, of the Columbus City Codes; for the property located at 798 SEYMOUR AVE.

(43205), to allow reduced development standards for a three-unit dwelling in the R-4, Residential District (Council Variance #CV24-170).

**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

#### 0825-2025

To grant a Variance from the provisions of Sections 3312.21(A), Landscaping and screening; 3312.43, Improved surface required; and 3321.07(A), Landscaping, of the Columbus City Codes; for the property located at 2512 JACKSON PI. (43223), to allow reduced development standards for a renewable gas production facility in the M, Manufacturing District (Council Variance #CV24-160).

**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

#### 0830-2025

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3312.49, Required parking; 3332.05, Area district lot

width requirements; 3332.14, R-2F area district requirements; 3332.25, Maximum side yards required; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 66 THURMAN AVE. (43206), to allow the addition of a single-unit dwelling to an existing office building with reduced development standards in the R-2F, Residential District (Council Variance #CV24-125).

**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

## **ADJOURNMENT**

**A motion was made by Christopher Wyche, seconded by Melissa Green, 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 7:15 PM.**