



City of Columbus

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

Minutes - Final Zoning Committee

Monday, November 17, 2025

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.56 OF CITY COUNCIL (ZONING), NOVEMBER 17, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Absent 1 - Emmanuel Remy

Present 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin

READING AND DISPOSAL OF THE JOURNAL

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

Absent: 1 - Emmanuel Remy

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

ADDITIONS OR CORRECTIONS TO THE JOURNAL

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

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

REZONINGS/AMENDMENTS

[2979-2025](#)

To amend Ordinance #2677-2023, passed October 9, 2023 (Z19-060), for property located at 1155 W. MOUND ST. (43223), by repealing Section 3 and replacing it with new Section 3 to include cemetery uses and mausoleum buildings in the CPD, Commercial Planned Development District and to declare an emergency(Rezoning Amendment #Z19-060A).

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

Absent: 1 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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 - Emmanuel Remy

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

VARIANCES

[2790-2025](#)

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3361.02, CPD permitted uses; 3309.14(A), Height districts; 3312.49(C), Required parking; 3361.03, Development plan; 3361.04(B), Performance criteria; and 3361.07, Affect of the registered development plan, for the property located at 2720-2732 BRIGGS RD. (43204); to allow an assisted living facility with reduced development standards in the CPD, Commercial Planned Development District and C-4, Commercial District and to declare an emergency (Council Variance #CV25-083).

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

Absent: 1 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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:

Absent: 1 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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 - Emmanuel Remy

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

[2862-2025](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.43, Improved surface required; 3321.05(B)(1), Vision clearance; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.27, Rear yard; and 3332.28, Side or rear yard obstruction, of the Columbus City Codes; for the property located at 1371 MT. VERNON AVE. (43203), to allow two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District and to declare an emergency (Council Variance #CV25-061).

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

Absent: 1 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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:

Absent: 1 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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 - Emmanuel Remy

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

[2865-2025](#)

To grant a Variance from the provisions of Section E.20.100, Uses, of the Columbus City Codes; for the property located at 1015 N. HIGH ST. (43201), to allow a non-accessory parking lot in the UCR, Urban Core District (Council Variance #CV25-077).

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

Absent: 1 - Emmanuel Remy

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

[2990-2025](#)

To grant a Variance from the provisions of Sections 3332.039, R-4 residential district; 3312.49(C), Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.15, R-4 Area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.25(B), Maximum side yard required; 3332.26(C), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1103 NEIL AVE. (43201), to allow two single-unit dwellings on one lot with reduced development standards in the R-4, Residential District (Council Variance #CV25-038).

A motion was made by Rob Dorans, seconded by Melissa Green, to Waive the

2nd Reading. The motion carried by the following vote:**Absent:** 1 - Emmanuel Remy**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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:****Absent:** 1 - Emmanuel Remy**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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 - Emmanuel Remy**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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 - Emmanuel Remy**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin**[3004-2025](#)**

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 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(C) (1), Minimum side yard permitted; 3332.26(F), Minimum side yard permitted; 3332.27, Rear yard; and 3332.29, Height district, of the Columbus City Codes; for the property located at 465 E. BECK ST. (43206), to allow two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District and to declare an emergency (Council Variance #CV25-075).

A motion was made by Rob Dorans, seconded by Melissa Green, to Waive the 2nd Reading. The motion carried by the following vote:**Absent:** 1 - Emmanuel Remy**Affirmative:** 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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:

Absent: 1 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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 - Emmanuel Remy

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

[3005-2025](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.49(C), Required parking; and 3332.05(A)(4), Area district lot width requirements, of the Columbus City Codes; for the property located at 1371 BRYDEN RD. (43205), to allow a two-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV25-056).

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

Absent: 1 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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:

Absent: 1 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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 - Emmanuel Remy

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, 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 - Emmanuel Remy

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

ADJOURNMENT

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

Absent: 1 - Emmanuel Remy

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

ADJOURNED AT 8:53 P.M.