



City of Columbus

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Columbus OH
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Minutes - Final Zoning Committee

Monday, November 24, 2025

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.58 OF CITY COUNCIL (ZONING), NOVEMBER 24, 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 Nancy Day-Achauer, seconded by Melissa Green, 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

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

[1979-2025](#)

To rezone 4970 LINDORA DR. (43232), being 0.92± acres located at the southeast corner of Lindora Drive and Carbondale Drive, From: C-4, Commercial District, To: L-AR-1, Limited Apartment Residential District (Rezoning #Z24-024).

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

Affirmative: 8 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

Negative: 1 - Lourdes Barroso De Padilla

VARIANCES

1980-2025

To grant a Variance from the provisions of Sections 3312.21(A), Landscaping and screening; and 3312.27, Parking setback line, of the Columbus City Codes; for the property located at 4970 LINDORA DR. (43232), to allow reduced parking lot landscaping and parking setback for an apartment building in the L-AR-1, Apartment Residential District (Council Variance #CV24-075).

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: 8 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

Negative: 1 - Lourdes Barroso De Padilla

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:

Affirmative: 8 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

Negative: 1 - Lourdes Barroso De Padilla

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

Affirmative: 8 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

Negative: 1 - Lourdes Barroso De Padilla

2788-2025

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; 3332.19, Fronting; 3332.26(C), Minimum side yard permitted; 3332.27, Rear yard; and, of the Columbus City Codes; for the property located at 671 E. GATES ST. (43206), to allow a single-unit dwelling and a two-unit dwelling on one lot with reduced development standards in the R-4, Residential District (Council Variance #CV25-052).

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

3103-2025

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.25, Maneuvering; 3312.27, Parking setback line; 3312.29, Parking space; 3321.05(A)(2), Vision Clearance; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.19, Fronting; 3332.27, Rear yard; and 3332.28, Side or rear yard obstruction, of the Columbus City Codes; for the property located at 2661-2663 OSCEOLA AVE. (43211), to allow two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District (Council Variance #CV25-067).

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

3105-2025

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3332.13, R-3 area district requirements; 3332.19, Fronting; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 2866 OAKLAWN ST. (43224), to allow two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District (Council Variance #CV25-055).

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

3106-2025

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.21(D)(1), Landscaping and screening; 3312.29, Parking space; and 3332.05(A)(4), Area district lot width requirements, of the Columbus City Codes; for the property located at 1287 E. FULTON ST. (43205), to allow a four-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV25-051).

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

3107-2025

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.21(D)(1), Landscaping and screening; 3312.29, Parking space; and 3332.05(A)(4), Area district lot width requirements; Section 3332.18(D), Basis of computing area; Section 3332.21(E), Building lines; Section 3332.25(B), Maximum side yards required, of the Columbus City Codes; for the property located at 1461 FRANKLIN AVE.

(43205), to allow a four-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV25-085).

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

3110-2025

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3361.02, Permitted uses; and 3312.49(C), Required parking, of the Columbus City Codes; for the property located at 175 HUTCHINSON AVE. (43235), to allow ground floor residential uses with reduced parking in the CPD, Commercial Planned Development District (Council Variance #CV25-066).

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, 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 Nancy Day-Achauer, 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 Nancy Day-Achauer, 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 Emmanuel V. Remy, seconded by Rob Dorans, 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 8:30 P.M.