



City of Columbus

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

Minutes - Final Zoning Committee

Monday, April 17, 2023

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO. 19 OF CITY COUNCIL (ZONING), APRIL 17, 2023 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Absent 1 - Shannon Hardin

Present 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

READING AND DISPOSAL OF THE JOURNAL

A motion was made by Emmanuel V. Remy, seconded by Nicholas Bankston, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: DORANS, CHR. BANKSTON BARROSO DE PADILLA BROWN FAVOR REMY HARDIN

REZONINGS/AMENDMENTS

[1004-2023](#)

To rezone 30 PARSONS AVE. (43215), being 0.67± acres located at the southeast corner of Parsons Avenue and East Capital Street, From: ARLD, Apartment Residential District and CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning #Z22-086).

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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

Ordinance be Approved. The motion carried by the following vote:**Absent:** 1 - Shannon Hardin**Affirmative:** 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy[1038-2023](#)

To rezone 1115 STELZER RD. (43219), being 35.17± acres located at the northwest corner of Stelzer Road and East Seventeenth Avenue, From: R, Rural District, R-1 Residential District, and M-2, Manufacturing District, To: M, Manufacturing District (Rezoning #Z22-062).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:**Absent:** 1 - Shannon Hardin**Affirmative:** 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy**A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Approved. The motion carried by the following vote:****Absent:** 1 - Shannon Hardin**Affirmative:** 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy[1065-2023](#)

To rezone 616 E. KOSSUTH ST. (43206), being 0.19± acres located at the northwest corner of East Kossuth Street and Ann Street, From: C-4, Commercial District, To: R-4, Residential District (Rezoning #Z22-084).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:**Absent:** 1 - Shannon Hardin**Affirmative:** 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, that this Ordinance be Approved. The motion carried by the following vote:****Absent:** 1 - Shannon Hardin**Affirmative:** 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy[1073-2023](#)

To rezone 30-32 PRINCETON AVE. (43222), being 0.07± acres located at the southeast corner of Princeton Avenue and West Capital Street, From: R-4, Residential District, To: CPD, Commercial Planned Development District (Rezoning #Z22-087).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:**Absent:** 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

[0882-2023](#)

To rezone 1895 STELZER RD. (43219), being 12.18± acres located on the west side of Stelzer Road, 500± feet south of Citygate Drive, From: L-M, Limited Manufacturing District, CPD, Commercial Planned Development District, and R, Rural District, To: AR-1, Apartment Residential District (Rezoning #Z22-053).

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

VARIANCES

[1005-2023](#)

To grant a Variance from the provisions of Sections 3356.03, C-4 Permitted uses; and 3361.02, Permitted uses, of the Columbus City Codes; for the property located at 30 PARSONS AVE. (43215), to permit ground floor residential uses within a mixed-use development in the CPD, Commercial Planned Development District (Council Variance #CV22-118).

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

1006-2023

To grant a Variance from the provisions of Sections 3332.035, R-3, Residential District; 3312.49, Minimum numbers of parking spaces required; 3321.05(B)(1), Vision clearance; 3332.13, R-3 area district requirements; 3332.22, Building lines on corner lots-Exceptions; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 2671 PALMETTO ST. (43204), to permit a two-unit dwelling and mixed-use building with accessory storage on one lot with reduced development standards in the R-3, Residential District (Council Variance #CV21-075).

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

[1040-2023](#)

To grant a Variance from the provisions of Sections 3312.21(A)(B)(D), Landscaping and screening; 3312.25, Maneuvering; and 3312.29, Parking space, of the Columbus City Codes; for the property located at 1115 STELZER RD. (43219), to permit reduced development standards for a parking lot in the M, Manufacturing District (Council Variance #CV22-083).

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

[1066-2023](#)

To grant a Variance from the provisions of Sections 3332.21, Building lines; 3332.25, Maximum side yards required; and 3332.26(C)(F), Minimum side yard permitted, of the Columbus City Codes; for the property located at 616 E. KOSSUTH ST. (43206), to permit reduced development standards for a four-unit dwelling in the R-4, Residential District (Council Variance #CV22-114).

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

[1067-2023](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.49, Minimum numbers of parking spaces required; 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 yard permitted; and 3332.27, Rear yard; of the Columbus City Codes; for the property located at 202 MITHOFF ST. (43206), to permit two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV22-155).

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the

following vote:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Shayla Favor, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

[0883-2023](#)

To grant a Variance from the provisions of Sections 3312.25, Maneuvering; 3312.29, Parking space; 3312.49(C), Minimum numbers of parking spaces required; 3333.24, Rear yard; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 1895 STELZER RD. (43219), to permit reduced development standards for an apartment complex in the AR-1, Apartment Residential District (Council Variance #CV22-065).

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

A motion was made by Mitchell Brown, seconded by Nicholas Bankston, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, that this Ordinance be Reconsidered. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to adopt certain staff findings as the findings of Council. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to make certain findings regarding the city's staff report. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

[0484-2023](#)

To grant a Variance from the provisions of Sections 3332.027, RR rural residential district; and 3312.27, Parking setback line, of the Columbus City Codes; for the property located at 5811 OLENTANGY RIVER RD. (43235), to permit a boarding house with a reduced parking setback line in the RR, Rural Residential District, and to repeal Ordinance #2580-2013 (CV13-036) (Council Variance #CV22-072).

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:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

[0838-2023](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.49(C), Minimum numbers of parking spaces required; 3332.05(A)(4), Area district lot width requirements; and 3332.13, R-3 area district requirements, of the Columbus City Codes; for the property located at 1477-1481 26TH AVE. (43211), to permit a two-unit dwelling on each parcel with reduced development standards in the R-3, Residential District (Council Variance #CV22-151).

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:

Absent: 1 - Shannon Hardin

Abstained: 1 - Nicholas Bankston

Affirmative: 5 - Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Shayla Favor, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Abstained: 1 - Nicholas Bankston

Affirmative: 5 - Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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

Absent: 1 - Shannon Hardin

Abstained: 1 - Nicholas Bankston

Affirmative: 5 - Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Mitchell Brown, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Abstained: 1 - Nicholas Bankston

Affirmative: 5 - Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

ADJOURNMENT

A motion was made by Emmanuel V. Remy, seconded by Shayla Favor, to adjourn this Regular Meeting. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

ADJOURNED AT 7:05 PM