



City of Columbus

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

Minutes - Final Zoning Committee

Monday, December 6, 2021

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.55 OF CITY COUNCIL (ZONING), DECEMBER 6, 2021 AT 6:30 P.M. IN COUNCIL CHAMBERS.

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 Mitchell Brown, seconded by Rob Dorans, 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

**A MOTION WAS MADE BY COUNCILMEMBER TYSON, SECONDED BY COUNCILMEMBER REMY TO WAIVE THE SECOND READING OF THE TITLES ORDINANCES: 2699-2021, 2700-2021, 3017-2021, 3069-2021, 3073-2021, 3074-2021, 3098-2021, 3099-2021, 3135-2021, 3141-2021, 3146-2021, 3147-2021. THE MOTION CARRIED BY THE FOLLOWING VOTE: AFFIRMATIVE: 7
NEGATIVE: 0**

EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

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

[2699-2021](#)

To rezone 375 E. 5TH AVE. (43201), being 8.26± acres located on the south side of East 5th Avenue, south of the terminus of North Grant Avenue, From: M, Manufacturing District, To: AR-3, Apartment Residential District and AR-1, Apartment Residential District (Rezoning #Z21-026).

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

[2700-2021](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1, Apartment residential district use; 3333.03, AR-3 apartment residential district use; 3312.09, Aisle; 3309.14, Height districts; 3333.16, Fronting; 3333.255, Perimeter yard; and 3333.18, Building lines, of the Columbus City Codes; for the property located at 375 E. 5TH AVE. (43201), to permit commercial access in the AR-1, Apartment Residential District and the AR-3, Apartment Residential District, and reduced development standards for a multi-unit residential development (Council Variance #CV21-037).

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, to Adopt the findings of staff as the findings of Council . 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

[3017-2021](#)

To grant a Variance from the provisions of Sections 3332.38(H), Private garage; 3332.21, Building lines; 3332.26, Minimum side yard permitted; and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at 862 MOHAWK ST. (43206), to permit habitable space above a detached garage with reduced development standards in the R-2F, Residential District (Council Variance #CV21-097).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, 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 Elizabeth Brown, to Adopt the findings of staff as the findings of Council . 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 Elizabeth Brown, 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

[3069-2021](#)

To rezone 3900 SCIOTO DARBY CREEK RD. (43026), being 2.01± acres located on the north side of Scioto Darby Creek Road, 750± west of Scioto Parkway, From: R-1, Residential District, To: L-M, Limited Manufacturing District (Rezoning #Z21-041).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, 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

[3073-2021](#)

To rezone 86 N. YALE AVE. (43222), being 0.38± acres located at the southeast corner of North Yale Avenue and Cable Avenue, From: R-4, Residential District, To: AR-1, Apartment Residential District (Rezoning #Z21-067).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, 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 Elizabeth Brown, 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

[3074-2021](#)

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; 3333.12, AR-1 and AR-4 Area district requirements; 3333.15(d), Basis of computing area; 3333.18(D) (2), Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 86 N. YALE AVE. (43222), to permit a multiple dwelling development on a lot containing less than 20,000 square feet with reduced development standards in the AR-1, Apartment Residential District (Council Variance #CV21-082).

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, to Adopt the findings of staff as the findings of Council . 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

[3098-2021](#)

To rezone 2970-2990 WOODSON DR. (43026), being 3.2± acres located on the east side of Woodson Drive, 1,100± feet north of Scioto Darby Creek Road, From: R-1, Residential District, To: M-2, Manufacturing District (Rezoning #Z21-068).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, 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 Elizabeth Brown, 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

[3099-2021](#)

To grant a Variance from the provisions of Sections 3312.43, Required surface for parking; 3321.09, Screening; 3367.15(A)(C)(E), M-2 manufacturing district special provisions; and 3367.29, Storage; for the property located at 2970-2990 WOODSON DR. (43026), to permit reduced development standards for a boat and RV storage business in the M-2, Manufacturing District (Council Variance #CV21-083).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, 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 Elizabeth Brown, to Adopt the findings of staff as the findings of Council . 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 Elizabeth Brown, 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

[3135-2021](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3333.035; AR-4 apartment residential district use; 3312.21(A)(D)(1), Landscaping and screening; 3312.27(3), Parking setback line; 3312.49(C), Minimum numbers of parking spaces required; 3321.05(A)(1), Vision clearance; 3325.705, Supplemental Parking Requirements; 3325.801, Maximum Lot Coverage; 3325.805, Maximum Floor Area Ratio (FAR); 3325.809, Landscaped Area and Treatment; 3332.21(D), Building lines; 3332.25, Maximum side yard required; and 3332.26, Minimum side yard permitted, of the Columbus City Codes, for the property located at 2333 & 2339 NEIL AVE. (43202), to conform a 12-unit apartment building and to permit a 3-unit dwelling, with reduced development standards, in the R-2F, Residential District and AR-4, Apartment Residential District (Council Variance #CV21-088).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, 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 Elizabeth Brown, to Adopt the findings of staff as the findings of Council . 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 Elizabeth Brown, 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

[3140-2021](#)

To amend Ordinance #0745-2021, passed April 5, 2021 (CV20-126), for property located at 2600 STELZER RD. (43219), to repeal Section 1 and replace it with a new Section 1 to correct the parking and building setback variances for a proposed apartment complex (Council Variance #CV20-126A) and to declare an emergency .

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Amended to Emergency. 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

[3141-2021](#)

To grant a Variance from the provisions of Section 3367.01, M-2 manufacturing district, of the Columbus City Codes; for the property located at 5210 TRABUE RD. (43228), to permit a truck rental business in the M-2, Manufacturing District (Council Variance # CV21-089).

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 Shayla Favor, to Adopt the findings of staff as the findings of Council . 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 Elizabeth Brown, 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

[3146-2021](#)

To rezone 1179 E. MAIN ST. (43205), being 1.61± acres located at the southeast corner of East Main Street and Oakwood Avenue, From: C-4, Commercial District and R-3, Residential District, To: AR-2, Apartment Residential District (Rezoning #Z21-042).

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

[3147-2021](#)

To grant a Variance from the provisions of Sections 3333.025, AR-2, apartment residential district use; 3312.21(D)(1), Landscaping and screening; 3312.27(3), Parking setback line; 3312.49(C) Minimum numbers of parking spaces required; 3321.05(A)(1);(B)(2), Vision clearance; and 3333.18, Building lines, of the Columbus City Codes; for the property located at 1179 E. MAIN ST. (43205), to permit commercial vehicular access and reduced development standards for a multi-unit residential development in the AR-2, Apartment Residential District (Council Variance #CV21-057).

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, to Adopt the findings of staff as the findings of Council . 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

0911-2021

To grant a Variance from the provisions of Sections 3332.039, R-4 residential district; 3312.49, Minimum numbers of parking spaces required; 3332.05, Area district lot width requirements; 3332.15, R-4 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 1135 NEIL AVE. (43201), to permit a two-unit dwelling and a single-unit dwelling (carriage house) on one lot with reduced development standards in the R-4 Residential District (Council Variance #CV21-021).

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Taken from the Table. 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, to Adopt the findings of staff as the findings of Council . 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

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:

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

ADJOURNED AT 7:14 P.M.