



City of Columbus

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

Minutes - Final Zoning Committee

Monday, September 29, 2025

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO. 47 OF CITY COUNCIL (ZONING), SEPTEMBER 29, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Absent 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Present 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans,
Melissa Green, Emmanuel Remy, and Christopher Wyche

READING AND DISPOSAL OF THE JOURNAL

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans,
Melissa Green, Emmanuel Remy, and Christopher Wyche

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 Nicholas Bankston, that this Ordinance be Referred to Committee. The motion carried by the following vote:

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans,
Melissa Green, Emmanuel Remy, and Christopher Wyche

2288-2025

To rezone 2410 DEMOREST RD. (43123), being 14.07± acres located on the east side of Demorest Road, 800± feet north of Black Pine Drive,

From: R, Rural District, To: L-AR-1, Limited Apartment Residential District (Rezoning #Z25-012).

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

2516-2025

To rezone 1854 STELZER RD. (43219), being 14.00± acres located on the east side of Stelzer Road, at the terminus of Citygate Drive, From: R, Rural District, To: L-AR-1, Limited Apartment Residential District (Rezoning #Z25-024).

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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 Nancy Day-Achauer, that this Ordinance be Referred to Committee. The motion carried by the following vote:

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

2289-2025

To grant a Variance from the provisions of Section 3333.35(G), Private garage, of the Columbus City Codes; for the property located at 2410 DEMOREST RD. (43123), to allow increased garage height for an apartment complex in the L-AR-1, Limited Apartment Residential District (Council Variance #CV25-025).

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, that this Ordinance be Referred to Committee. The motion carried by the following vote:

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

2311-2025

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3312.49(C), Required parking; 3333.09, Area requirements; 3333.16, Fronting; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 39 LINWOOD AVE. (43205), to allow two single-unit dwellings on one lot with reduced development standards in the ARLD, Apartment Residential District (Council Variance #CV25-015).

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: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

2488-2025

To grant a Variance from the provisions of Sections 3332.02, R-rural district; 3332.06, R-rural area district requirements; 3332.21(B), Building lines; 3332.27, Rear yard; and 3332.28, Side or rear yard obstruction, of the Columbus City Codes; for the property located at 1855 TANIS DR. (43123), to allow residential development with reduced development standards in the R, Rural District (Council Variance #CV25-057).

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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:

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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:

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

2489-2025

To grant a Variance from the provisions of Sections 3332.02, R-rural district; 3312.27, Parking setback line; 3321.05(B)(2), Vision clearance; 3332.06, R-rural area district requirements; 3332.21(B), Building lines; 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 1815-1817 TANIS DR. (43123), to allow a two-unit dwelling with reduced development standards in the R, Rural District (Council Variance #CV25-058).

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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:

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

[2490-2025](#)

To grant a Variance from the provisions of Sections 3332.02, R-rural district; 3332.06, R-rural area district requirements; 3332.25, Maximum side yards required; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1850 & 1870 TANIS DR. (43123), to allow residential development with reduced development standards in the R, Rural District (Council Variance #CV25-059).

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Christopher Wyche, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

2503-2025

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3325.801, Maximum Lot Coverage; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting; and 3332.27, Rear yard;, of the Columbus City Codes; for the property located at 126 W. NORTHWOOD AVE. (43201), to allow two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV25-048).

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Christopher Wyche, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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:

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

2517-2025

To grant a Variance from the provisions of Sections 3312.27, Parking setback line; 3333.18, Building lines; and 3333.35(G), Private garage, of

the Columbus City Codes; for the property located at 1854 STELZER RD. (43219), to allow reduced development standards for an apartment complex in the L-AR-1, Limited Apartment Residential District (Council Variance #CV25-043).

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

2535-2025

To grant a Variance from the provisions of Sections 3333.03, Permitted uses in AR-3 apartment residential district; 3312.49(C), Required parking; 3333.24, Rear yard; and 3353.05(D)(4), C-2 district development limitations, of the Columbus City Codes; for the property located at 3639 GENDER RD. (43110), to allow a monopole telecommunication antenna with reduced setbacks, and reduced development standards for an assisted living facility, in the AR-3, Apartment Residential District, and to declare an emergency. (Council Variance #CV25-071)

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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:

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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:

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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: 2 - Lourdes Barroso De Padilla, and Shannon Hardin

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

ADJOURNED AT 6:57 PM