



# City of Columbus

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

## Minutes - Final Zoning Committee

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Monday, November 7, 2022

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.52 OF CITY COUNCIL (ZONING), NOVEMBER 7, 2022 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

**Absent** 1 - Shannon Hardin

**Present** 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth 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, Elizabeth 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

##### [2883-2022](#)

To rezone 543 TAYLOR AVE. (43203), being 9.9± acres located at the southwest corner of Taylor Avenue and Leonard Avenue, From: CPD, Commercial Planned Development District and M-2, Manufacturing District, To: CPD, Commercial Planned Development District (Rezoning #Z22-025).

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, Elizabeth 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

**Abstained:** 1 - Shayla Favor

**Affirmative:** 5 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth Brown, Rob Dorans, and Emmanuel Remy

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

**Absent:** 1 - Shannon Hardin

**Abstained:** 1 - Shayla Favor

**Affirmative:** 5 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth Brown, Rob Dorans, and Emmanuel Remy

[2902-2022](#)

To rezone 369 MACLEE ALY. (43205), being 0.20± acres located on the west side of MacLee Alley, 160± feet north of East Main Street, From: R-3, Residential District, To: CPD, Commercial Planned Development District (Rezoning #Z22-058).

**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, Elizabeth Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

**A motion was made by Rob Dorans, seconded by Shayla Favor, 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, Elizabeth Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

**A motion was made by Rob Dorans, seconded by Nicholas Bankston, 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, Elizabeth Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

[2551-2022](#)

To rezone 2084 S. HAMILTON RD. (43232), being 2.72± acres located on the east side of South Hamilton Road, 600± feet north of Groves Road, From: L-C-4, Limited Commercial District, To: L-AR-1, Limited Apartment Residential District (Rezoning #Z22-037).

**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, Elizabeth 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, Elizabeth Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

## VARIANCES

### [2864-2022](#)

To grant a Variance from the provisions of Section 3356.03, C-4, permitted uses of the Columbus City Codes; for the property located at 1779 E. MAIN ST. (43205), to conform an existing single-unit dwelling in the C-4, Commercial District (Council Variance #CV22-077).

**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, Elizabeth 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, Elizabeth 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, Elizabeth 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, Elizabeth Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

### [2903-2022](#)

To grant a Variance from the provisions of Sections 3332.38(H), Private garage; 3332.26(E), Minimum side yard permitted; and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at

460 STEWART AVE. (43206), to permit habitable space above a detached garage with reduced development standards in the R-2F, Residential District (Council Variance #CV22-056).

**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, Elizabeth 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, Elizabeth 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, Elizabeth Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

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

**Absent:** 1 - Shannon Hardin

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

[2906-2022](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3312.43, Required surface for parking; 3312.49, Minimum numbers of parking spaces required; 3332.05, Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.21(F), Building lines; 3332.26(F), Minimum side yard permitted; 3332.27, Rear yard; and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at 921 S. CHAMPION AVE. (43206), to permit two two-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV21-113).

**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, Elizabeth Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

**A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla,**

**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, Elizabeth Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

**A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, 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, Elizabeth Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

**A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Approved. The motion carried by the following vote:**

**Absent:** 1 - Shannon Hardin

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

[2552-2022](#)

To grant a Variance from the provisions of Sections 3312.49(C), Minimum numbers of parking spaces required; 3321.01(A), Dumpster Area; and 3333.255, Perimeter yard; of the Columbus City Codes; for the property located at 2084 S. HAMILTON RD. (43232), to permit reduced development standards for an 80-unit apartment complex in the L-AR-1, Limited Apartment Residential District (Council Variance #CV22-051).

**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, Elizabeth 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, Elizabeth Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

**A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, 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, Elizabeth Brown, Rob Dorans, Shayla Favor, and Emmanuel Remy

**A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Approved. The motion carried by the following vote:**

**Absent:** 1 - Shannon Hardin

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

[2883-2022](#)

To rezone 543 TAYLOR AVE. (43203), being 9.9± acres located at the southwest corner of Taylor Avenue and Leonard Avenue, From: CPD, Commercial Planned Development District and M-2, Manufacturing District, To: CPD, Commercial Planned Development District (Rezoning #Z22-025).

**A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Reconsidered. The motion carried by the following vote:**

**Absent:** 1 - Shannon Hardin

**Abstained:** 1 - Shayla Favor

**Affirmative:** 5 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth Brown, Rob Dorans, and Emmanuel Remy

**A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, to Waive the 2nd Reading. The motion carried by the following vote:**

**Absent:** 1 - Shannon Hardin

**Abstained:** 1 - Shayla Favor

**Affirmative:** 5 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth Brown, Rob Dorans, and Emmanuel Remy

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

**Absent:** 1 - Shannon Hardin

**Abstained:** 1 - Shayla Favor

**Affirmative:** 5 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth Brown, Rob Dorans, and Emmanuel Remy

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

**Absent:** 1 - Shannon Hardin

**Abstained:** 1 - Shayla Favor

**Affirmative:** 5 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth Brown, Rob Dorans, and Emmanuel Remy

## 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:**

**Absent:** 1 - Shannon Hardin

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

**ADJOURNED AT 6:45 PM**