



# 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, January 30, 2023

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.3 OF CITY COUNCIL (ZONING), JANUARY 30, 2023 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

**Present** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Shayla Favor, Emmanuel Remy, Shannon Hardin, and Mitchell Brown

#### READING AND DISPOSAL OF THE JOURNAL

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

#### EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

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

#### REZONINGS/AMENDMENTS

##### [0172-2023](#)

To rezone 3730 WESTERVILLE RD. (43224), being 1.32± acres located on the east side of Westerville Road, 870± feet south of Walnut Creek Drive, From: L-C-2, Limited Commercial District, To: L-M, Limited Manufacturing District (Rezoning #Z22-048).

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Shayla Favor, Emmanuel Remy, Shannon Hardin, and Mitchell Brown

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:

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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

**vote:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**VARIANCES**0173-2023

To grant a Variance from the provisions of Sections 3312.27, Parking setback line; 3363.24, Building lines in an M-manufacturing district; 3363.27(b)(2), Height and area regulations; and 3363.41, Storage, of the Columbus City Codes; for the property located at 3730 WESTERVILLE RD. (43224), to permit reduced development standards for a landscape contractor's facility in the L-M, Limited Manufacturing District (Council Variance #CV22-058).

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**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:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

0174-2023

To grant a Variance from the provisions of Sections 3351.03, C-1 permitted uses; 3312.21, Landscaping and screening; 3312.39, Striping and marking; 3312.43, Required surface for parking; 3372.604, Setback requirements; 3372.607, Landscaping and screening; 3372.609, Parking and circulation; of the Columbus City Codes, for the property located at 827 E. MAIN ST. (43205), to permit a temporary parking lot with reduced development standards in the C-1, Commercial District, and to repeal Ordinance #1611-2020 (CV20-025), passed July 20, 2020 (CV22-094).

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

**Abstained:** 1 - Shayla Favor

**Affirmative:** 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

**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:**

**Abstained:** 1 - Shayla Favor

**Affirmative:** 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

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

**Abstained:** 1 - Shayla Favor

**Affirmative:** 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

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

**Abstained:** 1 - Shayla Favor

**Affirmative:** 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

[0186-2023](#)

To grant a Variance from the provisions of Sections 3312.25, Maneuvering; 3312.29, Parking space; 3312.49(C), Minimum number of parking spaces required; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 5050 WARNER RD. (43081), to permit reduced development standards in the L-AR-1, Limited Apartment Residential District, and to repeal Ordinance #1669-2022 (CV22-005), passed June 27, 2022 (Council Variance #CV22-005A).

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**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:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[0217-2023](#)

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(A)(4), 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 515 E. HINMAN AVE. (43207), to permit two single-unit dwellings on one lot with reduced development standards in the R-4, Residential District (Council Variance #CV22-099).

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**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:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**ADJOURNED AT 6:55 PM**