



# 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, June 5, 2023

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.29 OF CITY COUNCIL (ZONING), JUNE 5, 2023 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

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

#### READING AND DISPOSAL OF THE JOURNAL

A motion was made by Rob Dorans, seconded by Shayla Favor, 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

##### [1564-2023](#)

To amend Ordinance #1714-2008, passed December 8, 2008 (Z08-040), for property located at 1041-1101 BETHEL RD. (43220), by repealing Section 3 and replacing with a new Section 3 to modify the CPD text and plan as it pertains to the addition of an outdoor patio for eating and drinking (Rezoning Amendment #Z08-040A).

**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, 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

##### [1589-2023](#)

To rezone 3245 E. 5TH AVE. (43219), being 1.60± acres located on

the south side of East 5th to Stelzer Road, 450± feet west of Stelzer Road, From: R-4, Residential District, To: M, Manufacturing District (Rezoning #Z22-098).

**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, 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

## VARIANCES

### 1575-2023

To grant a Variance from the provisions of Sections 3369.02, Permitted uses; 3312.13, Driveway; 3312.15, Dumpster area; 3312.19, Lighting; 3312.21, Landscaping and screening; 3312.23, Maintenance; 3312.25, Maneuvering; 3312.27, Parking setback line; 3312.29, Parking space; 3312.39, Striping and marking; 3312.41, Access and circulation; 3312.43, Required surface for parking; 3312.45, Wheel stop device; 3312.49, Minimum numbers of parking spaces required; 3312.51, Loading space; 3321.01, Dumpster area; and 3369.04, Required conditions, of the Columbus City Codes; for the property located at 399 HAUL RD. (43207), to permit outdoor automobile storage with reduced development standards in the EQ, Excavation and Quarrying District (Council Variance #CV21-027).

**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

1586-2023

To grant a Variance from the provisions of Section 3363.01, M-manufacturing districts for the property located at 803 N. 4TH ST. (43215), to permit one live-work unit in the M, Manufacturing District (Council Variance # CV23-028).

**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

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

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**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

1587-2023

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3332.05(A)(4), area district lot width requirements; 3332.13, R-3 area district requirements; and 3312.49(C) Minimum number of parking spaces required, of the Columbus City Codes; for the property located at 617 S. OHIO AVE. (43205), to permit a two-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV22-146).

**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

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

1590-2023

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; and 3372.604, Setback requirements, of the Columbus City Codes; for the property located at 1048 PARSONS AVE. (43206), to permit accessory storage with a reduced parking setback in the C-4, Commercial District (Council Variance #CV23-002).

**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

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**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 6:47 PM**