



# 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, July 1, 2024

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.38 OF CITY COUNCIL (ZONING), JULY 1, 2024 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

**Absent** 2 - Nicholas Bankston, and Shannon Hardin

**Present** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

#### READING AND DISPOSAL OF THE JOURNAL

**Clerk's note: Motion to read and dispose of the Journal from 6/24 omitted.  
Will occur on 7/15.**

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

**ZONING: DORANS, CHR. HARDIN, VICE CHR. ALL MEMBERS**

#### VARIANCES

##### [1794-2024](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.49, Required parking; 3321.05(B)(2), Vision clearance; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 285 E. MARKISON AVE. (43207), to allow two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV24-005).

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

**Absent:** 2 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

**A motion was made by Rob Dorans, seconded by Shayla Favor, to Adopt the findings of staff as the findings of Council. The motion carried by the following**

**vote:****Absent:** 2 - Nicholas Bankston, and Shannon Hardin**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche**A motion was made by Rob Dorans, seconded by Shayla Favor, that this Ordinance be Approved. The motion carried by the following vote:****Absent:** 2 - Nicholas Bankston, and Shannon Hardin**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche[1795-2024](#)

To grant a Variance from the provisions of Section 3332.03, R-1 residential district, of the Columbus City Codes; for the property located at 1241 MANOR DR. (43232), to allow a two-unit dwelling in the R-1, Residential District (Council Variance #CV24-044).

**A motion was made by Rob Dorans, seconded by Shayla Favor, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:****Absent:** 2 - Nicholas Bankston, and Shannon Hardin**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche**A motion was made by Rob Dorans, seconded by Shayla Favor, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:****Absent:** 2 - Nicholas Bankston, and Shannon Hardin**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche**A motion was made by Rob Dorans, seconded by Shayla Favor, that this Ordinance be Approved. The motion carried by the following vote:****Absent:** 2 - Nicholas Bankston, and Shannon Hardin**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche[1797-2024](#)

To grant a Variance from the provisions of Sections 3332.029, SR, suburban residential district; and 3312.49, Required parking, of the Columbus City Codes; for the property located at 6779 RAYBEAR DR. (43110), to allow a Type A family child care home with reduced parking in the SR, Suburban Residential District (Council Variance #CV24-019).

**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 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

**Absent:** 2 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

**Absent:** 2 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

[1823-2024](#)

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 103 W. TOMPKINS ST. (43202), to allow two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV24-032).

**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 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

**Absent:** 2 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

**Absent:** 2 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

[1824-2024](#)

To grant a Variance from the provisions of Section 3332.035, R-3 residential district; 3332.05(A)(4), Area district lot width requirements; 3332.18(D), Basis of computing area; and 3332.26, Minimum side

yard permitted, of the Columbus City Codes; for the property located at 37-39 LATTA AVE. (43205), to allow a two-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV23-098).

**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 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, 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 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, 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 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

[1825-2024](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.49, Required parking; 3321.05(B)(1)(2), Vision Clearance; 3332.18(D), Basis of computing area; 3332.21, Building lines; 3332.25, Maximum side yards required; 3332.26(F), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1293 E. RICH ST. (43205), to allow multi-unit residential development with reduced development standards in the R-3, Residential District, and to repeal Ordinance #2998-2022, passed November 21, 2022 (CV22-060) (Council Variance #CV24-012).

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

**Absent:** 2 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

**Absent:** 2 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

**Absent:** 2 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

[1826-2024](#)

To grant a Variance from the provisions of Sections 3332.033, R-2 residential district; 3312.25, Maneuvering; 3312.27, Parking setback line; 3312.29, Parking space; and 3312.49, Required parking, of the Columbus City Codes; for the property located at 3851 HIGHLAND BLUFF DR. (43125), to allow a Type "A" family child care home with reduced parking standards in the R-2, Residential District (Council Variance #CV23-155).

**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 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

**Absent:** 2 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

**Absent:** 2 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

[1827-2024](#)

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3325.323, Building Height Standards; and 3325.381, Parking and Circulation, of the Columbus City Codes; for the property located at 1479 N. HIGH ST. (43201), to allow an apartment building with reduced development standards in the C-4, Commercial District (Council Variance #CV24-026).

**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:**

**Absent:** 2 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

**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:**

**Absent:** 2 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

**Absent:** 2 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

## **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:**

**Absent:** 2 - Nicholas Bankston, and Shannon Hardin

**Affirmative:** 7 - Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, and Christopher Wyche

**ADJOURNED AT 7:15 P.M.**