



# 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, March 3, 2025

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.11 OF CITY COUNCIL (ZONING), MARCH 3, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

**Absent** 2 - Nicholas Bankston, and Lourdes Barroso De Padilla

**Present** 7 - Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green,  
Emmanuel Remy, Christopher Wyche, and Shannon Hardin

#### 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:**

**Absent:** 2 - Nicholas Bankston, and Lourdes Barroso De Padilla

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

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

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

#### REZONINGS/AMENDMENTS

##### [0363-2025](#)

To amend Ordinance #0577-02, passed April 29, 2002 (Z02-017), for property located at 3612 GENDER RD. (43110), by repealing Section 3 and replacing with new Section 3 to modify commitments regarding dumpster screening of said property within the CPD, Commercial Planned Development District (Rezoning Amendment #Z02-017A).

**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:** 2 - Nicholas Bankston, and Lourdes Barroso De Padilla

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

**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 Lourdes Barroso De Padilla

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

[0484-2025](#)

To rezone 540 ANNAPOLIS WAY (43203), being 5.83± acres located on the north side of Maryland Avenue at the terminus of Woodland Avenue, From: M, Manufacturing District, To: L-ARLD, Limited Apartment Residential District and to declare an emergency (Rezoning #Z24-055).

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

**Absent:** 2 - Nicholas Bankston, and Lourdes Barroso De Padilla

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

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

**Absent:** 2 - Nicholas Bankston, and Lourdes Barroso De Padilla

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

[0486-2025](#)

To rezone 1378 MT. VERNON AVE. (43203), being 0.09± acres located on the north side of Mt. Vernon Avenue, 310± feet west of Graham Street, From: R-3, Residential District, To: R-4, Residential District (Rezoning #Z24-049).

**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:** 2 - Nicholas Bankston, and Lourdes Barroso De Padilla

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

**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 Lourdes Barroso De Padilla

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

## VARIANCES

[2170-2024](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.25, Maneuvering; 3312.29, Parking space; 3312.49(C), Required Parking; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19,

Fronting; 3332.25, Maximum side yards required; 3332.26, Minimum side yards permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 41 S. CYPRESS AVE. (43222), to allow two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV22-140).

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

**Absent:** 2 - Nicholas Bankston, and Lourdes Barroso De Padilla

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

[0267-2025](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, Apartment residential district; and 3312.49, Required parking, of the Columbus City Codes; for the property located at 2433 TEAKWOOD DR. (43229), to allow a shared living facility with reduced parking in the AR-12, Apartment Residential District (Council Variance #CV23-093).

**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:** 2 - Nicholas Bankston, and Lourdes Barroso De Padilla

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

**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 Lourdes Barroso De Padilla

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

**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 Lourdes Barroso De Padilla

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

**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 Lourdes Barroso De Padilla

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

[0478-2025](#)

To grant a Variance from the provisions of Section 3361.02, Permitted uses, of the Columbus City Codes; for the property located at 3639

GENDER RD. (43110), to allow ground floor residential uses in the CPD, Commercial Planned Development District and to declare an emergency.(Council Variance #CV24-168).

**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 Lourdes Barroso De Padilla

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

**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 Lourdes Barroso De Padilla

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

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

**Absent:** 2 - Nicholas Bankston, and Lourdes Barroso De Padilla

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

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

**Absent:** 2 - Nicholas Bankston, and Lourdes Barroso De Padilla

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

[0485-2025](#)

To grant a Variance from the provisions of Sections 3312.25, Maneuvering; 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 540 ANNAPOLIS WAY (43203), to allow reduced development standards for an apartment complex in the L-ARLD, Limited Apartment Residential District and to declare an emergency (Council Variance #CV24-137).

**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 Lourdes Barroso De Padilla

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

**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 Lourdes Barroso De Padilla

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

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

**Absent:** 2 - Nicholas Bankston, and Lourdes Barroso De Padilla

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

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

**Absent:** 2 - Nicholas Bankston, and Lourdes Barroso De Padilla

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

[0487-2025](#)

To grant a Variance from the provisions of Sections 3312.49(C), Required parking; 3332.05(A), Area district lot width requirements; 3332.15, R-4 area district requirements; and 3332.26(F), Minimum side yard permitted, of the Columbus City Codes; for the property located at 1378 MT. VERNON AVE. (43203), to allow reduced development standards for a three-unit dwelling in the R-4, Residential District (Council Variance #CV24-117).

**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:** 2 - Nicholas Bankston, and Lourdes Barroso De Padilla

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

**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 Lourdes Barroso De Padilla

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

**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 Lourdes Barroso De Padilla

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

**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 Lourdes Barroso De Padilla

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

## **ADJOURNMENT**

**A motion was made by Melissa Green, seconded by Rob Dorans, to adjourn this Regular Meeting. The motion carried by the following vote:**

**Absent:** 2 - Nicholas Bankston, and Lourdes Barroso De Padilla

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

**ADJOURNED AT 6:45 PM**