



# City of Columbus

## Minutes - Final Zoning Committee

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

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Monday, July 20, 2020

6:30 PM

City Council Chambers, Rm 231

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**REGULAR MEETING NO.30 OF CITY COUNCIL (ZONING), JULY 20, 2020 AT 6:30 P.M. IN COUNCIL CHAMBERS. (via WebEx online/virtual meeting due to COVID-19 stay at home order)**

### **ROLL CALL**

**Present** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

### **READING AND DISPOSAL OF THE JOURNAL**

**A motion was made by Elizabeth Brown, seconded by Mitchell Brown, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

### **EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION**

**ZONING: TYSON, CHR. E. BROWN M. BROWN DORANS FAVOR REMY HARDIN**

**A MOTION WAS MADE TO WAIVE SECOND READING ON THE FOLLOWING ORDINANCES:**

**1609-2020  
1610-2020  
1611-2020  
1619-2020  
1620-2020  
1622-2020  
1623-2020  
1648-2020  
1649-2020  
1653-2020  
0449-2020  
1462-2020  
1492-2020**

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, to Waive the Second Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1584-2020](#)

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; 3312.49, Minimum numbers of parking spaces required; 3325.801, Maximum Lot Coverage; 3325.805, Maximum Floor Area Ratio (FAR); 3332.05, Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.19, Fronting; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1475 N. 6TH ST. (43201), to permit two single-unit dwellings on one lot with reduced development standards in the R-4, Residential District (Council Variance #CV20-007), and to declare an emergency.

**A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Amended to Emergency. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

**A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Approved as Amended. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1609-2020](#)

To rezone 7300 E. BROAD ST. (43004), being 6.47± acres located on the north side of East Broad Street, 680± feet west of Bannockburn Boulevard, From: R, Rural District, To: CPD, Commercial Planned Development District (Rezoning # Z19-057).

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1610-2020](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3312.49, Minimum numbers of parking spaces required; 3332.14, R-2F area district requirements; 3332.19, Fronting on a public street; and 3332.27, Rear yard, for the property located at 1271 E. LONG ST. (43203), to permit two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District

(Council Variance #CV20-001).

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1611-2020

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 (CV20-025).

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

*RECESS AT 7:02 PM*

**A motion was made by Elizabeth Brown, seconded by Mitchell Brown, to Recess the Regular Meeting. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

*RECONVENE 7:06 PM*

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Reconvene the Regular Meeting. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1619-2020

To rezone 1573 E. LIVINGSTON AVE. (43205), being 1.03± acres

located at the southeast and southwest corners of East Livingston Avenue and Geers Avenue, From: C-4, Commercial District, To: AR-3, Apartment Residential District and CPD, Commercial Planned Development District (Rezoning #Z20-021).

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

#### 1620-2020

To grant a Variance from the provisions of Sections 3312.49, Minimum numbers of parking spaces required; 3321.05(B)(2), Vision clearance; 3333.15(C), Basis of computing area; 3333.18, Building lines; 3333.22, Maximum side yard required; 3333.23, Minimum side yard permitted; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 1573 E. LIVINGSTON AVE. (43205), to permit reduced development standards for a multi-unit residential development in the AR-3, Apartment Residential District (Council Variance #CV20-023).

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

#### 1621-2020

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3312.49(A),(B), Minimum numbers of parking spaces required, 3312.53, Minimum number of loading spaces required; 3325.381, Parking and Circulation; and 3356.05(F), C-4 district development limitations, of the Columbus City Codes; for the property located at 1398 N. HIGH ST. (43201), to permit a mixed-use development with reduced development standards in the C-4, Commercial District, and to repeal Ordinance #2760-2015, passed December 14, 2015 (Council Variance #CV19-045), and to declare an emergency.

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Amended to Emergency. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1622-2020

To rezone 35 S. HARTFORD AVE. (43222), being 2.26± acres located on the west side of South Hartford Avenue between West Capital Street and West Town Street, From: CPD, Commercial Planned Development District, To: R-3, Residential District, ARLD, Apartment Residential District, and AR-1, Apartment Residential District (Rezoning #Z19-050).

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1623-2020

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3309.14, Height districts; 3312.27, Parking setback line; 3321.05(B), Vision clearance; 3332.05(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.21(B), Building lines; 3332.38, Private garage; 3333.18(B)(D), Building lines; 3333.255, Perimeter yard; and 3333.35, Private garage, of the Columbus City Codes; for the property located at 35 S. HARTFORD AVE. (43222), to permit mixed residential development with reduced development standards in the R-3, Residential District, ARLD, Apartment Residential District, and AR-1, Apartment Residential District (Council Variance #CV19-069).

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1648-2020

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3312.49 Minimum numbers of parking spaces required; 3321.05(B)(2), Vision clearance; 3332.14, R-2F area district requirements; 3332.18(D), Basis of computing area; 3332.21, Building lines; 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 767 S. 3RD ST. (43206), to permit mixed commercial and residential uses with reduced development standards in the R-2F, Residential District, and to repeal Ordinance #1603-2012, passed June 24, 2013 (Council Variance #CV20-047).

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

#### 1649-2020

To grant a Variance from the provisions of Section 3359.17(B)(4), Permitted, prohibited and uses permitted only by certificate of appropriateness, of the Columbus City Codes, for the property located at 550 W. NATIONWIDE BLVD. (43215), to permit a video billboard within the Downtown District (Council Variance #CV20-053).

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

#### 1652-2020

To amend Ordinance #1247-2004, passed November 29, 2004 (Z91-052C), for property located at 4750 MORSE RD. (43230), by repealing Section 1 of Ordinance #1247-2004 and replacing it with a new Section 3 thereby modifying the limitation overlay text for part of Subarea 1 as it pertains to the fence setback; and to modify Section 1 Ordinance #366-92 to revise the legal description of this property (Rezoning Amendment # Z91-052E), and to declare an emergency.

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Amended to Emergency. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

#### 1653-2020

To grant a Variance from the provisions of Sections 3332.039, R-4,

Residential District; 3351.03, C-1 Permitted Uses; and 3356.03, C-4 Permitted Uses, of the Columbus City Codes; for the property located at 2342 2432 CLEVELAND AVE. (43211), to permit a 100-unit senior housing development in the R-4, Residential, and C-1 and C-4, Commercial Districts (Council Variance #CV20-049).

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[0449-2020](#)

To rezone 3035 STELZER RD. (43219), being 3.74± acres located on the west side of Stelzer Road, 400± feet north of McCutcheon Road, From: R-1, Residential District, To: CPD, Commercial Planned Development District (Rezoning #Z18-075).

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1462-2020](#)

To grant a Variance from the provisions of Sections 3363.01, M-manufacturing districts; and 3312.29, Parking space, of the Columbus City Codes; for the property located at 5055 SINCLAIR RD. (43229), to permit a multi-unit residential development containing up to 180-units with reduced parking space dimensions in the M, Manufacturing District (Council Variance #CV20-031).

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1492-2020

To rezone 364 E. WHITTIER ST. (43206), being 0.18± acres located at the northeast corner of East Whittier Street and Bruck Street, From: R-2F, Residential District, To: CPD, Commercial Planned Development District (Rezoning #Z20-008).

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

0830-2020

To rezone 377-387 LECHNER AVE. (43223), being 0.22± acres located on the west side of Lechner Avenue, 160± feet north of Sullivant Avenue, From: R-3, Residential District, To: AR-2, Apartment Residential District (Rezoning #Z19-085).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Taken from the Table. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

## ADJOURNMENT

*ADJOURNED AT 7:40 PM*

**A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to adjourn this Regular Meeting. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin