



City of Columbus

Office of City Clerk
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Columbus OH
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Minutes - Final Zoning Committee

Monday, May 9, 2022

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.23 OF CITY COUNCIL (ZONING), MAY 9, 2022 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

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

READING AND DISPOSAL OF THE JOURNAL

A motion was made by Shayla Favor, 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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

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

REZONINGS

[1178-2022](#)

To rezone **3370 TRABUE RD. (43228)**, being 3.4± acres located on the north side of Trabue Road, 235± feet west of Dublin Road, **From:** L-M, Limited Manufacturing District, **To:** L-M, Limited Manufacturing District (Rezoning #Z21-102).

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

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

[3143-2021](#)

To rezone **457 CLEVELAND AVE. (43215)**, being 9.3± acres located on the west side Cleveland Avenue at the intersection with Jack Gibbs Boulevard, **From:** M, Manufacturing District, **To:** CPD, Commercial Planned Development District (Rezoning #Z20-114).

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

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

VARIANCES

1151-2022

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; 3332.05, Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting; 3332.21, Building lines; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, for the property located at **462 E. BECK ST. (43206)**, to permit two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV21-130).

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:

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

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:

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

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

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

1177-2022

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district and 3312.49, Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at **1126 BRYDEN RD. (43215)**, to permit a 984± square foot office use within an existing two-unit dwelling with reduced parking requirements in the R-3, Residential District (Council Variance #CV21-123).

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:

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

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, 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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Approved. The motion carried by the following vote:

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

1179-2022

To grant a Variance from the provisions of Sections 3312.27, Parking setback line; and 3363.24, Building lines in an M-Manufacturing district; of the Columbus City Codes for property located at **3370 TRABUE RD. (43228)**, to permit reduced setbacks for a self-storage facility in the L-M, Limited Manufacturing District (Council Variance #CV21-135), and to repeal Ordinance #2010-2020, passed October 19, 2020.

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:

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

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:

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

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

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

1188-2022

To grant a Variance from the provisions of Sections 3332.38(H), Private garage; 3332.05, Area district lot width requirements; 3332.14, R-2F, area district requirements; 3332.26(C)(1), Minimum side yard permitted and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at **1027 CITY PARK AVE. (43206)**, to permit habitable space above a detached garage with reduced development standards in the R-2F, Residential District (Council Variance #CV21-133).

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, 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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, 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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Approved. The motion carried by the following vote:

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

1197-2022

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3332.05(A)(1), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting; 3332.25, Maximum side yards required; and 3332.27, Rear yard; of the Columbus City Codes; for the property located at **163 N. 22ND ST. (43203)**, to permit two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV21-131).

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, 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, Elizabeth Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, 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, Elizabeth Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Abstained: 1 - Shayla Favor

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

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Abstained: 1 - Shayla Favor

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

1208-2022

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; 3312.49(C), Minimum numbers of parking spaces required; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.18(D),

Basis of computing area; 3332.21(D)(2), Building lines; 3332.25, Maximum side yards required; 3332.26(B), Minimum side yard permitted; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at **225 S. MONROE AVE. (43205)**, to permit a single-unit dwelling and a two-unit dwelling on two new lots with reduced development standards in the R-3, Residential District (Council Variance #CV21-128).

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, 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, Elizabeth Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, 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, Elizabeth Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Approved. The motion carried by the following vote:

Abstained: 1 - Shayla Favor

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

[1209-2022](#)

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; 3312.09, Aisle; 3312.21(D)(1), Parking lot screening; and 3312.49, Minimum numbers of parking spaces required; of the Columbus City Codes; for the property located at **330-344 TAYLOR AVE. (43203)**, to conform an existing eight-unit apartment building with reduced development standards in the R-3, Residential District (Council Variance #CV21-147).

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, 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, Elizabeth Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, 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, Elizabeth Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Approved. The motion carried by the following vote:

Abstained: 1 - Shayla Favor

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

[3144-2021](#)

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; and 3361.02, Permitted uses, of the Columbus City Codes; for the property located at **457 CLEVELAND AVE. (43215)**, to permit ground-floor residential uses as part of a mixed-use development in the CPD, Commercial Planned Development District (Council Variance #CV20-128).

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, 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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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:

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

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Approved. The motion carried by the following vote:

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

ADJOURNMENT

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

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

ADJOURNED AT 7:09 P.M.