



# City of Columbus

Office of City Clerk  
90 West Broad Street  
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## Minutes - Final Zoning Committee

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Monday, September 12, 2022

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO. 41 OF CITY COUNCIL (ZONING), SEPTEMBER 12, 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 Emmanuel V. Remy, 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, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

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

#### REZONINGS/AMENDMENTS

##### [2325-2022](#)

To amend Ordinance #1895-2022, passed July 11, 2022 (CV22-011), for property located at 840 MICHIGAN AVE. (43215), to repeal Section 1 and replace it with a new Section 1 to correct the building setback variances for a proposed apartment building (Council Variance #CV22-011A).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. 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 Nicholas Bankston, 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

##### [2380-2022](#)

To rezone 245 REEB AVE. (43207), being 0.51± acres located at the

southwest corner of Reeb Avenue and South 8th Street, From: CPD, Commercial Planned Development District, To: R-2F, Residential District (Rezoning #Z22-003).

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. 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 Nicholas Bankston, 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

### 2392-2022

To rezone 1549 FREBIS AVE. (43206), being 1.36± acres located on the south side of Frebis Avenue, 135± feet east of Fairwood Avenue, From: C-3, Commercial District, To: L-M, Limited Manufacturing District (Rezoning #Z22-006).

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. 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 Nicholas Bankston, 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

### 2401-2022

To amend Ordinance #0510-2022, passed February 28, 2022 (Z84-1435C), for property located at 3730 W. DUBLIN-GRANVILLE RD. (43017), by repealing Section 3 and replacing it with new Section 3 thereby modifying the required CPD signage requirements (Rezoning # Z87-1435D).

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. 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 Nicholas Bankston, 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

### 2326-2022

To grant a Variance from the provisions of Sections 3332.03, R-1, residential district; and 3312.49, Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 4171

MAIZE RD. (43224), to permit a shared living facility for eight occupants with reduced parking in the R-1, Residential District (Council Variance #CV22-017).

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. 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 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, Elizabeth 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, Elizabeth 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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[2378-2022](#)

To grant a Variance from the provisions of Sections 3333.03, AR-3 apartment residential district use; 3312.21(A), Landscaping and screening; 3312.27(3), Parking setback line; 3312.49, Minimum numbers of parking spaces required; 3321.05(A)(1)(B)(2), Vision clearance; 3321.07(B), Landscaping; 3333.15(C), Basis of computing area; and 3333.18, Building lines, of the Columbus City Codes; for the property located at 986 CLEVELAND AVE. (43201), to permit a mixed-use development with reduced development standards in the AR-3, Apartment Residential District, and to repeal Ordinance #1898-2021 (#CV20-072), passed July 26, 2021 (Council Variance #CV20-072A).

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. 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 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

[2386-2022](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 permitted uses; 3332.05 Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.27, Rear yard; and 3332.28, Side or rear yard obstruction, of the Columbus City Codes; for the property located at 1105 E. RICH ST. (43205), to permit two single-unit dwellings on the same lot with reduced development standards in the R-3, Residential District (Council Variance #CV22-035).

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. 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 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, Elizabeth 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, Elizabeth 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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[2387-2022](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.49(C), Minimum numbers of parking spaces required; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.26(C)(1), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 741 S. 17TH ST. (43206), to permit two single-unit dwellings on the same lot, and a two-unit dwelling on a new lot, with reduced development standards in the R-2F, Residential District (Council Variance #CV22-037).

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. 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 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, Elizabeth 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, Elizabeth 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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[2393-2022](#)

To grant a Variance from the provisions of Sections 3312.49, Minimum numbers of parking spaces required; 3312.53, Minimum number of loading spaces required; 3363.24, Building lines in an M-manufacturing district; and 3363.27(b)(1)(b)(2), Height and area regulations, of the Columbus City Codes; for the property located at 1549 FREBIS AVE. (43206), to permit reduced development standards for self-storage use in the L-M, Limited Manufacturing District (Council Variance #CV22-004).

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. 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 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, Elizabeth 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, Elizabeth 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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**ADJOURNMENT**

**A motion was made by Nicholas Bankston, seconded by Elizabeth Brown, 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 6:56 PM**