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Columbia Gas seeks a variance to CCC 3356.03 C-4 permitted uses, “to allow installation of new equipment to ensure proper operation of a natural gas pipeline that is planned to be installed in 2024.”

Columbia Gas will brief the North Linden Area Commission on this project at the Area Commission’s February 15 meeting, and the Zoning Committee meeting on March 14.

Columbia Gas is specifically interested in receiving community feedback on fencing, shrubbery, landscaping, and pollinator habitats at the property.

Current items

BZA24-003 / 1495 Arlington Avenue

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00032&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-059517-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-059617-00>
- Zoned: R-3 Residential
- Application Submitted: January 11, 2024
- Application Received: January 11, 2024

Habitat for Humanity Mid Ohio seeks to split the 80’ lot 1495 Arlington Avenue into two 40’ lots. This requires a variance to 3332.05(4) Area district lot width requirements, to reduce the required lot width from 50 feet to 40 feet, and to 3332.13 R-3 area district requirements, to reduce the lot area from 5000 square feet to 4000 square feet.

One resident was in attendance and spoke in favor of the variance.

The Zoning Committee recommends that NLAC recommend approval of this lot split variance.

Upcoming items

CV23-141 / 2552-2554 Cleveland Avenue

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=23LAC&capID2=00000&capID3=01245&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-060156-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-060156-00>
- Zoned: C-4 Commercial
- Application Submitted: November 23, 2023
- Application Received: December 6, 2023

GC24-002 / 1545 Huy Road

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00037&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-098258-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-098258-00>
- Zoned: R-2 Residential
- Application Submitted: January 12, 2024
- Application Received: January 12, 2024

Columbus City Schools seeks a variance to 3376.09(A)(4) Permanent signs for other uses in residential districts, to increase the permitted area (64 sq. ft.) and mounting height (12’) of a wall sign, to permit a 111 sq. ft. non-illuminated wall sign mounted 29’ above grade on the north wall of Huy Elementary School at a setback of 278’ from Huy Road, in conjunction with the existing ground sign.

Other information

Zoning Committee Meeting Schedule

The next meeting of the Zoning Committee will be on March 14, at 6:30 p.m., at the Linden Community Center at 1350 Briarwood Avenue.

Zoning Code Update Meetings

The City would like to reserve time on the March Area Commission agenda to brief the community on the Zoning Code Update. Deputy Director of Building and Zoning Services Tony Celebrezze says they expect to release the draft language of the zoning code update and map at “the beginning of April” for public comment. Our point of contact on scheduling that is James Lewis, who would also like to help with social media posts advertising the presentation.

Questions from the Zoning Committee:



- How much time can we reserve for that presentation?
- Can we record it?
- What social media presences do we have to advertise this meeting?
- As a commission, we should provide formal feedback to the City on these proposed changes. What does that look like?

The City Zone In Advisory Committee meets monthly; details are posted on the Zone In Columbus website:

<https://www.columbus.gov/zoningupdate/>



Bike Plan Update



Columbus' Bike Plus initiative is updating the city's plans for infrastructure for people who do not drive or take transit:

<https://tinyurl.com/bikeplus614>

Sign up for the Bike Plus newsletter to receive notice of upcoming events.

Zoning Committee Newsletter



The Zoning Committee has launched a newsletter. View past issues and subscribe at <https://us21.campaign-archive.com/home/?u=330bc1a667408c7b6f03e46bb&id=b4deb59789>

Archives of minutes and reports from the Zoning Committee are posted at

<https://f.benlk.com/nlac-zoning/>

