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- Parcel 010-066665-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-066665-00>
- Zoned: R3 Residential
- Application Submitted: April 8, 2024
- Application Received: April 8, 2024
- Automatic Approval: June 7, 2024

Applicant Savvas Ramone LLC on behalf of Dorothy R White asks the Area Commission to expedite approval of the demolition permit for a garage.

The representative from Savvas Ramone LLC said that he believes the plan is to use the garage’s lot for affordable housing construction.

The Zoning Committee did not have a quorum, and held no votes. All committee members present expressed support for the demolition.

**Rooming Houses Code Comments Request**

Tony Celebrezze, Deputy Director of the Columbus Department of Building and Zoning Services, requested on April 15 that area commissions provide input on the current city code regarding rooming houses, group homes, residential care facilities, under Columbus city code sections Title 33 zoning code and Title 45 housing code. BZS would like comments no later than April 26.

We want to modernize and reorganize the codes so that requirements are clear and concise.

We have had internal discussions, but I would like to hear commissioner’s thoughts and ideas before we begin to draft any changes. We have done this for other sections of code recently, and have found that by involving the impacted community early in the process, we end up with a better product later.

This does not need to be a voted position by your area commission just your individual thoughts and ideas.

So my ask is this: With regard to the City’s “rooming house” code, what things do you think need to be changed, made clearer, or should it go away all together? We are open to any and all ideas: from doing away with the code section entirely to adding more regulation. Please provide me with detailed thoughts so our internal review committee can give your views and ideas their

The Zoning Committee meeting on April 11 did not have a quorum, so while we met to discuss business, no business was acted upon. We heard from a representative of the demolition company for two demolition permits, and heard questions from members of the public about the zoning code update.

**Current items**

**DEMO 2412953 / 2888 Ontario Street**

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=24CAP&capID2=00000&capID3=00BO7&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-082195-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-082195-00>
- Zoned: R3 Residential
- Application Submitted: March 26, 2024
- Application Received: March 26, 2024
- Automatic Approval: May 25, 2024

Applicant Savvas Ramone LLC on behalf of Praise Temple Church asks the Area Commission to expedite approval of the demolition permit for a disused and vandalized garage or shed.

Minister Michael Graves contacted the Zoning Committee to explain the situation: it has been repeatedly vandalized and broken into, and has become an eyesore.

The Zoning Committee did not have a quorum, and held no votes. All committee members present expressed support for the demolition.

**DEMO 2414500 / 1703 Manchester Avenue**

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=24CAP&capID2=00000&capID3>



just attention.

Send comments to [AJCelebrezze@columbus.gov](mailto:AJCelebrezze@columbus.gov)

### Zoning Code Update

In North Linden, the following areas are proposed to receive upzoning to allow for mixed housing and retail construction of various heights:

- Hudson Avenue, both sides, from I-71 to Ontario Street, then on the south side from Ontario Street to Medina Avenue. The rezoned land is only between the alley on the north side of Hudson and the alley on the south side of Hudson. This includes the entire Columbus City Schools warehouse property. From I-71 to Osceola Avenue is proposed to use the “Urban Center” zoning, allowing up to 5 stories, or 7 stories with affordability commitments. The rest of this area is proposed for “Urban General 1” and “Urban General 2”, up to 4 stories.
- Cleveland Avenue between the alley east and west, from Bonham Avenue in South Linden all the way north to Dunedin Road. North of Dunedin Road is Clinton Township, outside of the City of Columbus’ zoning control. Areas around Hudson Street, 17th Avenue, and 11th Avenue are recommended for “Urban Center”; all else being “Urban General 1” and “Urban General 2”
- Westerville Road from Cleveland Avenue to the former railroad tracks and future Linden Green Line bike trail, all zoned for “Urban General 1”.
- Cleveland Avenue from Ormond Avenue to just north of Ward Road, on either side of Ferris Road. This area is proposed for “Community Activity Center”, building 5 stories up to 7 with affordability commitments, with space between buildings. Car repairs and sales are allowed.

Vehicle sales and repairs would not be allowed in the Urban zoning districts, under the proposed code section E.20.100.



Read more about the updates and view the map of proposed upzoning areas: <https://zone-in-columbus.hub.arcgis.com/pages/code-proposal>



Watch a short explainer video about the goals of the new zoning code: <https://www.youtube.com/watch?v=AfwrllyevECY>



Or watch a longer discussion between Council President Shannon Hardin and Councilmember Rob Dorans: <https://www.youtube.com/watch?v=-C15pAIYi0o>

Read an interview with Mayor Ginther, Council

President Shannon Hardin, and Councilmember Rob Dorans:

<https://columbusunderground.com/city-leaders-ginther-hardin-dorans-weigh-in-on-zoning-updates-wel/>



Send your questions about the code update to [zoningupdate@columbus.gov](mailto:zoningupdate@columbus.gov) or call 614-645-5343.

The Area Commission needs to vote on recommendations and feedback at its May 16 meeting in order to meet the June 10 deadline for comments.

The Zoning Committee plans to discuss the proposed code amendments further at its May meeting.

### Upcoming items

None at this time

### Other information

#### Zoning Committee Meeting Schedule

The next meeting of the Zoning Committee will be on May 9, at 6:30 p.m., at the Linden Community Center at 1350 Briarwood Avenue.

#### Zone In Gallery

Residents and Commissioners are encouraged to visit the Zone In Gallery to learn about the Zoning Code Update: <https://zone-in-columbus.hub.arcgis.com/pages/the-gallery>



#### Zone In Faith Leader Event

Mayor Ginther and Councilmember Nancy Day-Achauer invite faith leaders to attend one of two discussion meetings on April 23 regarding the zoning code update.

For more information and sign-ups, see <https://content.govdelivery.com/accounts/OHCCC/bulletins/3968db9>



#### 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>



#### 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/>

