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**CV24-046 / 1418-1420 Republic Avenue**

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00464&agencyCode=COLUMBUS&IsToShowInspection=>



- Parcel 010-061395-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-061395-00>
- Zoned: R-3 Residential
- Application Submitted: April 22, 2024
- Application Received: April 29, 2024

Healthy Homes LLC, a project of Nationwide Children’s Hospital, seeks to construct a duplex on an empty lot at the intersection of Osceola Avenue and Akola Avenue. They request the following variances:

- 3332.035: R-3 Residential District, to permit a 2-unit dwelling building as depicted on the site plan.
- 3332.05: Area District Lot Width Requirements, to reduce the lot width from 50 feet to 40.63’ feet (existing condition)
- 3332.27: Reduced Parking Setback Requirements, to reduce the parking set back from the required 10 feet to 2.31 feet
- 3332.22: Variance to Building line from east property line/street right of way line to reduce from 8.2 feet to 5.31 feet

HH presented at the meeting. Once built, the building will remain owned by HH. HH’s average rent in Linden is \$860 for a 3br 1.5ba full basement; exact rental rate for this building not yet set. It is not a for-profit enterprise. They have been working in the city for more than 20 years, and have been in Linden for 5 years.

Residents expressed concerns that this program would force people into renting instead of homeownership; NCH responded that they do develop single-family houses for sale; they have 28 houses currently for sale. Commissioner Fadis described some of NCH’s wraparound services to help renters to homeownership.

The committee voted to recommend approval (4 in favor, 1 abstain, 1 absent).

**CV24-047 / 1423-1425 Briarwood Avenue**

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00465&agencyCode=COLUMBUS&IsToShowInspection=>



- Parcel 010-061434-00 <https://audr-apps.fra>

**Current items**

Agenda of May 16 meeting: <https://us21.campaign-archive.com/?u=330bc1a667408c7b6f03e46bb&id=342682b89e>



**DEMO2416481 / 2150 Innis Road**

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=24120&capID2=00000&capID3=00018&agencyCode=COLUMBUS&HideHeader=true>



- Parcel 010-087436-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-087436-00>
- Zoned: Limited Manufacturing
- Application Submitted: April 23, 2024
- Application Received: April 29, 2024
- Automatic Approval: June 28, 2024

Colvin Gravel Co. Inc. on behalf of Nationwide Children’s Hospital seeks to demolish a 20,000 sf commercial structure: the former Zettler Hardware store. This is preparatory to construction of a planned affordable housing development.

NCH presented at the meeting. Demolition of a 1-story warehouse of wood and steel. The building is in poor condition; has had some break-ins in the past. Environmental and asbestos surveys are complete; they’ve started asbestos remediation and are working on utility disconnects.

The Zoning Committee voted unanimously (5 in favor, 1 absent) to recommend accelerated approval of this demolition permit.



[nklincountyohio.gov/redir/Link/Parcel/010-061434-00](https://nklincountyohio.gov/redir/Link/Parcel/010-061434-00)

- Zoned: C-4 Commercial; rezoning not needed
- Application Submitted: April 23, 2024
- Application Received: April 30, 2024

Healthy Homes LLC seeks to construct a duplex on an empty lot at the intersection of Briarwood Avenue and Dresden Street. Variances requested:

- 3332.035: R-3 Residential District, to permit a duplex as depicted on the site plan
- 3332.22: Building Line Requirements, to reduce the building line from 8.2 feet to 5.31 feet on both sides of the property.
- 3332.05: Area District Lot Width Requirements, to reduce the lot width from 50 feet to 40.63' feet (existing condition)
- 3332.27: Reduced Parking Setback Requirements, to reduce the parking set back from the required 10 feet to 2.3 feet

The C-4 zoning would otherwise require a rezoning, but City staff are allowing this to go through as a Council Variance. It is otherwise the same as the Republic Avenue property.

The committee voted to recommend approval (4 in favor, 1 abstain, 1 absent).

### Tabled Items

#### CV24-048 / 2585 Osceola Avenue

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00466&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-074293-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-074293-00>
- Zoned:
- Application Submitted:
- Application Received:

Healthy Homes LLC seeks to construct a duplex on an empty lot at the intersection of Osceola Avenue and Akola Avenue. Variances requested:

- 3332.035: R-3 Residential District, to permit a duplex as depicted on the site plan.
- 3332.05: Area District Lot Width Requirements, to reduce the lot width from 50 feet to 40 feet. (existing condition)
- 3332.13: R-3 area district requirements, existing lot is 4,940 sq ft., which is less than the 5,000 sq. ft. requirement. (existing condition)
- 3332.22: Building set back requirements reduced to 5 feet along Akola Ave.
- 3312.27: Parking Setback reduction reduced from 10 feet to 4 feet.

- 3321.05.B.1: Vision Clearance triangle, parking pad encroaching the 10' triangle for the intersection of the alley and Akola Avenue.

Community feedback on this variance was mixed; one resident expressed support. The immediately-adjacent three property owners expressed opposition to construction of a duplex, because one of the three had researched past MLS sale data and determined that houses next to a duplex sold for \$10k less than other houses.

Due to the shortness of time, this matter was tabled until our June meeting.

#### CV24-049 / 2462-2464 Azelda Street

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00467&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-073017-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-073017-00>
- Zoned: R-3
- Application Submitted: April 23, 2024
- Application Received: April 30, 2024

Healthy Homes LLC seeks to construct a duplex on an empty lot on Azelda Street near Hudson Street. Variances requested:

- Section 3332.035: R-3 Residential District, to permit a duplex as depicted on the site plan
- Section 3332.05: Area District Lot Width Requirements, to reduce the lot width from 50 feet to 40 feet (existing condition)
- Section 3332.13: R-3 area district requirements, existing lot is 4,931 sq ft., which is less than the 5,000 sq. ft. requirement (existing condition)

Due to the shortness of time, this matter was tabled until our June meeting.

#### CV24-050 / 1555 East Weber Road

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00469&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-061595-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-061595-00>
- Zoned: R-3 Residential
- Application Submitted: April 23, 2024
- Application Received: April 26, 2024

Healthy Homes LLC seeks to construct a single-family home with a one-story accessory dwelling unit (ADU) on an empty lot near the intersection



of Weber Road and Bremen Street. Variances requested:

- 3332.13, R-3 area district requirements, requires that a single-unit dwelling or other principal building shall be situated on a lot of not less than 5,000 square feet in area, while the applicant proposes two single-unit dwellings on a lot that contains 4,670 square feet
- 3332.035, R-3 residential district, does not permit two dwellings on one lot, while the applicant proposes to develop an accessory dwelling unit on a lot along with a single-unit dwelling - lot too narrow for a duplex, so they want to build an ADU. They tend to rent ADUs to single mothers.
- 3332.19 Fronting on a public street, requires a dwelling unit to have frontage on a public street, while the applicant proposes no frontage for the rear ADU - This is how most ADUs work.
- 3312.49 Required Parking, requires two parking spaces per dwelling unit for a total of four parking spaces, while the applicant proposes a total of three parking spaces - Single-bedroom ADUs in HH's experience do not need a second parking spot.
- 3332.21 Reduced Building Setback: Reduce the building set back from 37' to 26.13' - matches neighboring house.
- 3332.27 Rear yard, requires that each dwelling, apartment house, or other principal building shall be erected so as to provide a rear yard totaling not less than 25 percent of the total lot area, while the applicant proposes no rear yard for the accessory dwelling unit Rear Yard and a 19.054% Rear Yard for the front dwelling.
- 3332.05(A)(4): 50-foot wide lot is required, whereas the lot is 33.33' wide (existing condition)

Due to the shortness of time, this matter was tabled until our June meeting.

### Upcoming items

#### BZA24-058 / 3134 Medina Avenue

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00534&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-075672-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-075672-00>
- Zoned: R-3 Residential
- Application filed: May 14, 2024
- Application received: May 14, 2024

Joseph Herban, owner of 3134 Median Avenue,

seeks a variance to allow him to replace a crumbling front step and concrete walk with a deck and steps. The work is already done; he was not aware that this required a variance Variances requested:

- 3307.06 Special permit for reduced setback.

I was told that I needed a zoning variance because they couldn't find the original setback guidelines for that lot. The deck structure is 22 ft. from the road. There are several actual houses that are far closer to the road as well as additions, etc. so the deck is in line with the surrounding houses and area.

#### DEMO2416444 / 2150 Innis Road

Application: <https://portal.columbus.gov/Permits/cap/CapDetail.aspx?type=1000&Module=Building&capID1=24120&capID2=00000&capID3=00016&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-087436-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-087436-00>
- Zoned: Limited Manufacturing
- Application Submitted: April 23, 2024
- Application Received: May 10, 2024
- Automatic Approval: July 9, 2024

Colvin Gravel Co. Inc. on behalf of Nationwide Children's Hospital seeks to demolish an accessory structure at the former Zettler Hardware store.

Not a duplicate; this is a separate application for the same location as the other permit.

### Zoning Code Update

I've provided a draft letter for the commission to review that endorses Zone In Phase One, while requesting some supporting changes. The high-level points are:

- Zone In Phase One fulfills or support several goals of the One Linden Plan.
- Columbus must enable affordable construction methods that are high quality.
- Columbus must make Cleveland Avenue safe to walk on; #WalkSafeOnCleveland is not enough.
- Columbus should fulfill the CMAX Bus Rapid Transit promise by adding dedicated bus lanes to Cleveland Avenue
- Columbus should keep some form of area commission review and feedback for larger development projects, in order to collect community feedback on facade design and local conditions such as traffic patterns.

This is a discussion draft, and I anticipate that we will need to rework it to incorporate additional comments. What feedback do you have?



Upcoming events:

- **Now – June 7** The Zone In Gallery is open several days per week, through June 7, for people to learn about the zoning code update. The proposed update will affect commercially-zoned properties on Cleveland Avenue and Hudson Street. Specific hours and location are at <https://zone-in-columbus.hub.arcgis.com/pages/the-gallery>
- **June 6:** City Council will host a hearing on about the zoning code update's effects on parking and housing. Details: <https://zone-in-columbus.hub.arcgis.com/events/council-hearing-2>
- **June 10:** End of formal public comment period for Zone In Phase One.
- **June 13:** NLAC Zoning Committee meeting scheduled?
- **June 20:** NLAC meeting scheduled?
- **June 27:** City Council will host a hearing to review public feedback on the zoning code update. Details: <https://zone-in-columbus.hub.arcgis.com/events/council-hearing-3-feedback-received>



## Other information

### Zoning Committee Meeting Schedule

The next meeting of the Zoning Committee will be on February 18, at 6:30 p.m., but we don't have a meeting venue chosen yet.

### Zoning Code Update Meetings



The city Zone In Advisory Committee meets monthly; details are posted on the Zone In Columbus website: <https://www.columbus.gov/zoningupdate/>

City Council is holding a series of hearings regarding the Zone In initiative; the schedule updates frequently and is available on that same website.

### Bike Plan Update



Columbus' Bike Plus initiative is updating the city's plans for infrastructure for people who do not drive or take transit. A draft plan is scheduled to be released for public comment in late May: <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/>

