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Current 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 Submitted: May 14
- Application Received: May 14

The owner built a new deck over an existing concrete step. On the advice of the Section 8 inspector, he believed that he did not need to get any variances or permits for the deck. He did pull a permit for everything else. During the permit process, the City could not find the original plat for the lot, and determined that the new front of the deck is too far forward into the setback, relative to the neighboring houses. This project would not need a variance if it were a patio or were enclosed. The front edge of the deck is still 22' from the road.

The zoning committee voted 4-0 (2 absent) to recommend approval of the variance.

Healthy Homes items

At the June 2024 zoning committee meeting, the committee did not have enough members present to establish a quorum to vote on these items. Commissioner Fadis had to recuse.

Healthy Homes has requested that NLAC vote on

these items, without waiting for a zoning committee vote, because they want to get the variances to City Council before Council recesses in August. Waiting until City Council reconvenes in September would have negative impacts on their construction schedule.

BZA24-059 / 2444 Renwood Place

Application: <https://ca.columbus.gov/ca/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00556&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-062078-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-062078-00>
- Zoned: R-3 Residential
- Application Submitted: May 20
- Application Received: May 20

Healthy Homes wishes to construct a single family home with a side driveway that encroaches 2 feet into the 5 foot side yard setback. Existing pattern in the neighborhood; almost all have a parking pad in this area. No alley access in this neighborhood.

With commissioner Fadis recused, we were unable to move on this item.

BZA24-059 / 2525 Renwood Place

Application: <https://ca.columbus.gov/ca/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00558&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-059994-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-059994-00>
- Zoned: R-3
- Application Submitted: May 20
- Application Received: May 20

Healthy Homes wishes to construct a single family home with a side driveway that encroaches 2 feet into the 5 foot side yard setback. Existing pattern in the neighborhood; almost all have a parking pad in this area. No alley access in this neighborhood.

Same as 2444 Renwood.

With commissioner Fadis recused, we were unable to move on this item.





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
- Application Received: April 23

Just a variance for a duplex, and for the usual existing conditions of lot width and lot size:

- 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)

With commissioner Fadis recused, we were unable to move on this item.

BZA24-068 / 2357 – 2359 Linden Ave

Application: <https://ca.columbus.gov/ca/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00590&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-061099-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-061099-00>
- Zoned: R-4
- Application Submitted: May 24
- Application Received: May 24

Variations requested:

- 3312.49 Off-street parking spaces is required, to reduce the parking from 4 to 3 spaces, so that utility poles don't have to be moved.

Commissioner Dranichak noted that a fire hydrant is located in front of the current empty lot, so street parking is more limited in this location. Healthy Homes replied that they haven't had problems with 3 spaces in a duplex in the past; in their duplexes the average renter has only one vehicle. A community member noted difficulty driving down the street in a modern SUV if cars are not parked on the curbs.

Commissioner Dranichak noted that in the current form, she would be opposed, and requested

stacked parking in the rear to accommodate 4 spaces.

With commissioner Fadis recused, we were unable to move on this item.

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: R-3 Residential
- Application Submitted: April 23
- Application Received: April 23

Variations requested are primarily to permit a 2-family house; the other variations would be needed no matter what size house is built.

- 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.

Neighbor objections were on the following grounds:

- the property is not currently maintained
- prefers single-family homes
- wants affordable housing
- the setback variations would crowd the intersection and make it unsafe — the city has not asked for vision triangle variations, which they would do if they were concerned about crowding of the intersection.
- worried about house occupants using already-crowded street for parking — Healthy Homes says most duplex occupants have only one car, and this property provides 4 spaces for 2 units.

With commissioner Fadis recused, we were unable to move on this item. Commissioners seemed favorable.





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
- Application Submitted: April 23
- Application Received: April 23

Variances requested:

- 3332.21 Reduced Building Setback: Reduce the building set back from 37' to 26.13'.
- 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
- 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
- 3332.19 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
- 3332.05(A)(4): 50-foot wide lot is required, whereas the lot is 33.33' wide (existing condition)
- 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.
- 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

This is a 1br 1ba ADU with a new 3br 1ba main house. Site plan has changed in response to City and public comments: There is now a fence between the dwellings, and a sidewalk along the eastern edge of the property to allow access from Weber to the ADU and alley.

No neighbor concerns. Commissioner Dranichak has withdrawn an objection about lack of parking, due to the small size of the ADU.

With commissioner Fadis recused, we were unable to move on this item.

Upcoming items

BZA24-064 / 1480-1488 Oakland Park Ave

Application: <https://ca.columbus.gov/ca/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00576&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-097083-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-097083-00>
- Zoned: C-4
- Application Submitted: May 22
- Application Received: May 22

Variances requested:

- 3312.21 Headlight screening: Required parking aisle width does not provide adequate space for screening. Request is for no screening.
- 3312.49 Required parking: Current code requires 24 spots; maximum code-compliant spots allowable is 17. Request is for variance for 7 spots.
- 3312.27 Parking Setback: Compliance with current parking setback results in loss of 7 spots allowing for only 10 spots. Request is for a 10' variance along Oakland Park Avenue.

Tabled to the Zoning Committee's July meeting by request of the applicant.

Other information

Zoning Committee Meeting Schedule

The next meeting of the Zoning Committee will be on July 11, at 6:00 p.m., at Mulby Place Apartments at 2420 Cleveland Ave. Note the new time and location!

Zoning Code Update Meeting

The next City Council zoning code update hearing will be Thursday, June 27: "Evaluation of Public Feedback" from 5:30 p.m. to 7 p.m. in the Columbus City Council Chambers at City Hall, 90 W. Broad Street. More details at <https://zone-in-columbus.hub.arcgis.com/events/council-hearing-3-feedback-received>

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/>

