

# January 2024 Zoning Committee Report

## North Linden Area Commission

Prepared by Chair Ben Keith

### Contents

<b>Current items</b>	<b>1</b>
DEMO 2426571 / 3470 Ontario Street . . . . .	1
BZA24-064 / 1480-1488 Oakland Park Ave . . . . .	1
<b>Upcoming items</b>	<b>1</b>
CV23-141 / 2552-2554 Cleveland Avenue . . . . .	1
<b>Other information</b>	<b>1</b>
Zoning Committee Meeting Schedule . . . . .	1
Zoning Code Update . . . . .	1
Complete Streets Plan . . . . .	2
Bike Plan Update . . . . .	2
Zoning Committee Newsletter . . . . .	2

- 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.

These variances are being applied for at the City's request, to document existing conditions on the property. The owners plan to restripe the parking lot to add ADA spaces, remount the parking lots, perform as-needed asphalt patches, and install a parking lot island with a tree, but there is insufficient space to add headlight screening or street trees.

**Recommendation:** 4-0 (2 absent) in favor of the variances.

### Current items

#### DEMO 2426571 / 3470 Ontario Street

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Building&TabName=Building&capID1=24CAP&capID2=00000&capID3=00PW9&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-096724-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-096724-00>
- Zoned: R-3 Residential
- Application Submitted: June 27
- Automatic approval: June 28

Demolition of a single-family home due to severe fire. The City has already issued the permit; NLAC needs take **no action**.

#### 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.

### Upcoming items

#### CV23-141 / 2552-2554 Cleveland Avenue

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00780&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-096979-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-096979-00>
- Zoned: R-3 Residential
- Application Submitted: July 17, 2024
- Application Received: July 17, 2024

Variances requested:

- 3332.27 Rear Yard: The minimum rear yard in an R-3 zone is 25% of the lot. The existing rear yard is currently non-conforming at 22.69%. Owner proposes constructing a 191 sq. ft. addition to the house, which would reduce the rear yard to 20.37%.

This is a corner lot.

### Other information

#### Zoning Committee Meeting Schedule

The Zoning Committee is in recess in August.

The next meeting of the Zoning Committee will be on September 12, at 6:00 p.m., at the Linden Community Center at 1350 Briarwood Avenue.

#### Zoning Code Update

City Council will hold a fourth public hearing on the proposed "Zone In" plans for zoning along corridors. This hearing will review changes made in response to community feedback at the third hearing and in the preceding two months' public comment period.



The hearing will be on Wednesday, Jul 24, at 5:30 p.m., in the City Council Chambers at City Hall, 90 West Broad street.

Any resident wishing to speak during the hearing should email Kevin McCain at [kbmccain@columbus.gov](mailto:kbmccain@columbus.gov). Members of the public can also sign up to speak in person at the hearing. Each speaker will be limited to remarks lasting no longer than three minutes.

Written testimony must be received by 3:00 pm on the day of the hearing and should be emailed to Kevin McCain at [kbmccain@columbus.gov](mailto:kbmccain@columbus.gov) - please include "written testimony" in the subject line of your email.

### **Complete Streets Plan**



"Complete Streets" is the name for streets that are designed for safe travel by people of all ages, incomes, and abilities, in whatever travel mode they choose. MORPC recently adopted a Complete Streets Policy: <https://www.morpc.org/tool-resource/complete-streets/#/>

Councilmember Lourdes Barroso de Padilla, chair of the Public Service and Transportation Committee, will host a meeting to review MORPC's policy and discuss how to adopt it for the City of Columbus' purposes.

The meeting will be on Friday, July 26, at 2 p.m., in the City Council Chambers at City Hall, 90 West Broad street.

All interested residents are invited to offer public testimony via WebEx, or in person during the hearing. Requests for public and written testimony must be emailed to Amaris Lemus at [aslemus@columbus.gov](mailto:aslemus@columbus.gov) by 3:00 pm on July 25. Each speaker's remarks are limited to three minutes or less.

### **Bike Plan Update**



Columbus' Bike Plus initiative is updating the city's plans for infrastructure for people who do not drive or take transit. The public comment period closed on July 8. Sign up for updates: <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/>

