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**Demolition Permits**

**DEMO2434347 / 2291 Cleveland Avenue**



Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=24120&capID2=00000&capID3=00051&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-060174-00
- Zoned: UCT Urban Center
- Application Submitted: August 22
- Application Received: August 22
- Deadline: October 21

The brick building at the corner of Cleveland Avenue and Hudson Street is to be removed to support ODOT PID110587, widening Cleveland Avenue at Hudson Street to add right- and left-turn lanes from Cleveland onto Hudson in both directions: <https://www.transportation.ohio.gov/projects/projects/110587>



No presenters, no public comment.

**Recommendation:** 4-0 (2 absent) forward to NLAC

**DEMO2434351 / 2299 Cleveland Avenue**



Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=24120&capID2=00000&capID3=00051&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-063542-00
- Zoned: UCT Urban Center
- Application Submitted: August 22
- Application Received: August 22
- Deadline: October 21

The one-story building on the west side of Cleveland Avenue, immediately north of 2291 Cleveland Avenue, to be demolished as part of the same project.

No presenters, no public comment.

**Recommendation:** 4-0 (2 absent) forward to NLAC

**DEMO2434348 / 2305 Cleveland Avenue**

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=24120&capID2=00000&capID3=00051&agencyCode=COLUMBUS&HideHeader=true>



- Parcel 010-063541-00
- Zoned: UCT Urban Center
- Application Submitted: August 22
- Application Received: August 22
- Deadline: October 21

The one-story building on the west side of Cleveland Avenue, immediately north of and touching 2299 Cleveland Avenue, is to be removed to support the same project.

No presenters, no public comment.

**Recommendation:** 4-0 (2 absent) forward to NLAC

**DEMO2435478 / 1130 E Weber Road**

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=24120&capID2=00000&capID3=00068&agencyCode=COLUMBUS&HideHeader=true>



- Parcel 010-075754-00
- Zoned: CPD Commercial
- Application Submitted: August 29
- Application Received: August 29
- Deadline: October 29

Demolition of the former Columbus Fire Station #16.

No presenters. The Zoning Committee is not aware of the City’s future plans for this property, but voiced support for removing the derelict building.

**Recommendation:** 4-0 (2 absent) forward to NLAC

## Variations

### BZA24-093 / 922 Lenore 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
- Zoned: R-3
- Application Submitted: July 15
- Application Received: July 17

Variations 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%.

The applicant wishes to build a 191 sq. ft. addition on the back of a 1-story corner-lot house.

Kiernan Smith Architects, the builder, was in attendance, and said that because this is a corner lot, the way the City calculates the back yard size makes it really small. The back yard is already a nonconforming use, and the owner wants to do a 191 sq. ft. addition to the house.

**Recommendation:** 4-0 (2 absent) that NLAC approve this variance.

### CV24-100 / 2150 Innis Road



Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00931&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-087436-00
- Zoned: L-M Manufacturing (Limited)
- Application Submitted: August 23
- Application Received: August 26

Variations requested:

- 3363.01 Manufacturing Districts: to permit a 173-dwelling unit residential development, while the Manufacturing district doesn't permit residential uses other than a dwelling unit for a security person.
- 3370.05 Permitted Uses: To permit a 173 dwelling unit residential development in the L-M Limited Manufacturing District (Z85-080, Ord. 811-86, passed April 7, 1986, while the Limitation Text permits all C-4 uses, thereby permitting dwelling units in conformance with the C-4 District (Chapter 3356) but not the proposed residential development with various forms of residential uses and ground level residential uses)

- 3309.14 Height Districts: to increase permitted height from 35' to 50' for a four (4) story building and 42' for three (3) story buildings as noted on the Site Plan, in the H-35 Height District
- 3312.49 Required Parking: to reduce required car parking from 260 spaces for 173 dwelling units to 225 spaces. (ratio from 1.50 to 1.30 spots per unit)
- 3363.24 Building Lines in a Manufacturing District: to reduce the Innis Road building setback line from 50' to 2', net right of way conveyance of 50' from centerline (Columbus Multimodal Thoroughfare Plan) of Innis Road. Innis Road measures 25' from the centerline to the curb.

Nationwide Children's Hospital had a call with Ben Keith and Carol Perkins on September 6 to preview this application before the Zoning Committee Meeting; the questions and answers at this meeting were covered at the Zoning Committee meeting.

NCH submitted a funding application to the Ohio Housing Finance Agency on September 12. They are seeking a Council Variance to confirm that housing is an allowed use on this property as part of their application to OHFA. NCH expects to submit this property for rezoning at a later date, before construction.

Demolition of the hardware store is complete. Anticipating a phased construction. 1.3 spaces per unit. Connections to the Linden Green Line.

Working with Central Ohio Green Fund to bring solar to the project.

Phase 1: Single 4-story elevator building, \$23.7 million

- 5 ADA parking spaces
- 8 ANSI Type-A dwelling units, fully-accessible with lowered counters, removable base cabinets, and grab bars.
- Remaining units are ANSI Type-B. Can be adapted to ADA compliance. Meets this requirement because of elevator access.
- All units in the building will have wider doors and more maneuvering space to meet ADA requirements, because of the elevator access.
- Schedule: OHFA scores released by early November with a final application in December. Best-case scenario is to close on financing in late 2025 or early 2026, construction starting then.

Phase 2: 72 rental units in 3 3-story walk-ups.

- 3 ADA parking spaces.
- Upper floors not required to be accessible under ANSI Type-B; designed that way anyways.

Phase 3: the 25 homeownership opportunities, through townhouses and detached single-family homes.

Overall plans still pending City review for ingress/egress; they may ask for additional sidewalks to connect to the adjacent Carriage House Apartments or to Brandon Street. The City does plan to build some form of sidewalk along Innis Road, and maybe a bridge instead of a crosswalk for the Linden Green Line trail.

**Recommendation:** 5-0 (1 abstain, Fadis) approving the variances.

## Upcoming items

### BZA24-114 / 717 Oakland Park Avenue



Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=01005&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-082024-00
- Zoned: M Manufacturing
- Application Submitted: September 11
- Application Received: September 11

Variances requested:

- 3389.032 Animal kennel or shelter: An animal kennel or animal shelter with outdoor runs, cages, or structures for open air confinement of animals requires a Special Permit, in addition to other conditions which this operation already meets.

## Other information

### Zoning Committee Meeting Schedule

The Zoning Committee meets on the third Thursday of the month except in August and December.

The next meeting of the Zoning Committee will be on October 10, at 6:00 p.m., at the Linden Community Center at 1350 Briarwood Avenue.

### Zoning Code Update

At last Saturday's Neighborhood Best Practices conference, Tony Celebrezze, Deputy Director of the Department of Building and Zoning Services, said:

- Columbus is currently planning the next steps of the zoning code update.
- Q1 2025 there's some legislation planned to fix various issues.
- Next up:
  - Route 161 between The Continent and Cleveland Avenue: Neighborhood Plan doesn't call for mixed-use development; no sidewalks, poor COTA service. That area was left out of Phase 1. Northland Community Council requested to

include this in the upgrades; Columbus will prioritize this territory.

- Determining how to change parcels in each existing zones. Some districts might be moved whole to the new code; some parcels might be moved to new zones.
- Early consensus among City Staff is to move forward with Commercial and Multi-Family zoning, but this is not set in stone. Still determining what to work on next.

## LinkUS Transit Meeting

Transportation funding is on this November's ballot as Issue 47. This will benefit the Linden community through 45% more COTA service, 150 new miles of trails and sidewalks by 2030, and 500+ miles of sidewalks and trails by 2050. Learn more COTA and MORPC are holding a presentation:

- What: Transit Improvements Meeting
- Where: at the Northern Lights Library, at 4093 Cleveland Avenue
- When: next Monday, September 23, from 5:30 p.m. to 7 p.m.

Or visit <https://linkuscolumbus.com/500miles>

## 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/>

