

**Contents**

**Current items** 1  
 BZA24-162 and BZA24-163, 978-1008 E.  
 Hudson Street . . . . . 1

**Upcoming items** 1

**Other information** 1  
 Zoning Committee Meeting Schedule . . . 1  
 Zoning code updates . . . . . 1  
 Zoning Committee Newsletter . . . . . 1

We did not have a quorum at this meeting, and could not hold votes on business.

**Current items**

**BZA24-162 and BZA24-163, 978-1008 E. Hudson Street**

BZA24-162 / 1000 E. Hudson Street:

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=01339&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-126285-00>
- Zoned: C-4
- Application Submitted: August 8, 2024
- Application Received: August 22, 2024

BZA24-163 / 978-982 E. Hudson Street:

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=01341&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-093339-00>
- Zoned: C-4
- Application Submitted: August 8, 2024
- Application Received: August 22, 2024

Note that both properties are currently zoned UGN-1. The Final Site Compliance Plan application 24345-00729 (<https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Engineering&TabName=Engineering&capID1=24LAC&capID2=00000&capID3=00934&agencyCode=COLUMBUS&IsToShowInspection=>) was submitted on August 23, 2024, before the rezoning to UGN-1 took place on August 28. Applications are processed according to the zoning in place at the time of first filing.

Applicant seeks a special permit to allow a mobile trailer to be positioned on a property in a C-4

district. The trailer will be used as the office of a new car-sale lot.

Staff review letter recommends against this permit because an adjacent property with the same owner (1000 E. Hudson St.) has a building that could be used as an office for the car sales.

At the commission meeting, the applicants and their engineer determined that they might be able to use space in the building for the offices of the auto sale business, in which case the mobile offices would not be needed, in which case these variances would not be needed. The applicants planned to provide an update before the January NLAC meeting.

The zoning committee lacked a quorum and was unable to vote on the applications.

**Upcoming items**

No upcoming items.

**Other information**

**Zoning Committee Meeting Schedule**

The next meeting of the Zoning Committee will be on February 13, 2025, at 6:30 p.m., at the Linden Community Center at 1350 Briarwood Avenue.

**Zoning code updates**

No new schedule updates received for 2025. The last we heard was at the November BZS training:

- Early 2025: Corrections and minor edits
- March/April 2025: 161 west of Cleveland Avenue will be rezoned with the six new zones, with public comment due to start in January.
- After 161: Phase 3 begins with City-wide revisions on commercial properties.
- There will probably be a Phase 4 specifically for Residential zones.

Phase 3 and following are estimated to take 12-13 months and wrap up in 2026.

**Zoning Committee Newsletter**

The Zoning Committee has a newsletter, used to announce meeting agendas and meeting cancellations. 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/>

