

Contents

Current items 1

Upcoming items 1

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

Other information 1

 2025 Zoning Committee membership . . . 1

 Function of the Zoning Committee . . . 1

 Zoning Committee Meeting Schedule . . . 2

 Zoning Code Updates 2

 Zoning Committee Newsletter 2

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 recommended 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, but did not do so, and we have not heard from them since.

Current items

DEMO2503696 for 1129 Zebulon Avenue was automatically issued by the City; it was a fire-damaged house. No action needed.

Upcoming 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

Other information

2025 Zoning Committee membership

We discussed the Zoning Committee’s membership. Commissioner Robinson has a recurring conflict, and will be stepping down, though he plans to continue attending as time permits. NLAC Chair Perkins has approved the membership of Commissioner Wilkins on the Zoning Committee. With volunteers from the January 2025 NLAC meeting, the Zoning Committee’s members are now as follows:

- Committee Chair Ben Keith, commissioner
- Vice Chair Michelle Dranichak
- Kurt Dagerford
- Nathaniel Wilkins, commissioner
- Carol Perkins, NLAC chair

Function of the Zoning Committee

The City of Columbus forwards all applications for demolition, rezoning, variances, graphics, other zoning adjustment appeals, and special permits located in the North Linden area to NLAC. The Zoning Committee holds public meetings monthly to hear comments on these applications. We make a recommendation on each to NLAC. NLAC makes a recommendation to the City of Columbus. Our function is to collect community feedback, and balance it with community needs. We’re the public body closest to the neighborhood, so our input weighs significantly on the City’s higher bodies. But, in the end, we are just an advisory body. We can be overruled, and applicants can request that we vote, even if they think that we’re going to vote to recommend against the application.





When we meet, as a Zoning Committee and as an Area Commission, to consider zoning matters, we must take into account the factors laid out in the Ohio Supreme Court ruling in *Duncan v. Middlefield*, 23 Ohio St. 3d 83. <https://casetext.com/case/duncan-v-middlefield>

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
2. Whether the variance is substantial.
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
4. Whether the variance would adversely affect the delivery of governmental services.
5. Whether the property owner purchased the property with knowledge of the zoning restriction.
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Depending on the application type, the City then conducts additional hearings before the permit is approved. Each layer of hearing has the ability to request changes to the application.

- **Demolition Permits:** If it's an emergency permit, it's usually issued automatically by the City before we can hear it. All other demolitions have a 60-day window where we can file an objection to the issuance of the permit before BZS makes a determination.
- **Special Permits:** For specific uses of land laid out in Columbus City Code section 3389.01. After NLAC, special permit applications are heard by the Board of Zoning Adjustment.
- **BZA Variances:** After NLAC, the Board of Zoning Adjustment is the final hearing for approval of most variances.
- **Council Variances:** City Council's permission is required for these two categories of variance:
 - "a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare." (CCC 3307.10(A))
 - "a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the

surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan." (CCC 3307.10(B))

- **Graphics Variances:** Signage and billboards. The city processes over 3000 graphics variances per year. To deal with the volume, these go to the Graphics Commission.
- **Rezoning:** Passed to the Development commission for their recommendation, and thence to City Council, and thence to the Mayor.

Other entities to be aware of:

- **Department of Building and Zoning Services:** Administers the applications process for all of the above. Also handles the "Zone In" initiative, which is working to update Columbus' zoning code to encourage certain types of growth.
- **The Development Commission:** A planning commission, setting out recommendations for the development of the City.
- **The Board of Zoning Appeals:** Hears appeals of decisions from lower bodies.

Zoning Committee Meeting Schedule

The Zoning Committee generally meets on the second Thursday of each month. The next meeting of the Zoning Committee will be on March 13, 2025, at 6:00 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 new zones created in Phase 1
- **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/>

