

Current items

CV25-044 / 1625 Aberdeen Avenue

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=00526&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-208510-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-059479-00>
- Zoned: R-3 Residential
- Application Submitted: May 20, 2025
- Application Received: May 22, 2025

Variances requested:

- 3332.035 variance to R3 permitted uses
- 3332.22 Reduce distance from property line to building from 10' to 4'
- 3332.25 Reduce total side yard from 10' to 7.5'
- 3332.26 Reduce side yard from 5' to 3.5'
- 3312.49 Reduce required parking from 6 to 4 spaces

Healthy Homes seeks a use variance to permit the construction of a 4-family dwelling on 0.16 acres in an R-3 Residential zone, on Greenwich Street, opposite Grace New Covenant Worship Center. This will be Healthy Homes' first multi-family home development. Each unit will have 3 bedrooms and 1.5 bathrooms. The project will preserve an existing large tree on the southeast corner of the lot, and add street trees on Aberdeen Avenue.

Members of the committee worried about a lack of safe play area for children living in these houses, since the development has effectively no rear yard or sideyard. The building cannot be moved closer to Aberdeen without impinging on the clear vision triangle on the corner of Aberdeen and Greenwich, but it was suggested that the front yard could be used as a fenced-in play area or patio for all units.

The committee also expressed concern about insufficient parking. Since the project will include construction of new sidewalk and curb along Greenwich Street, the committee asked that Healthy Homes ask the City if they could build parallel-parking bays along Greenwich, in the tree lawn.

The committee voted to recommend approval, conditional on finding more parking.

Since that meeting, Healthy Homes has communicated that the City's requirements if they elected to pursue additional parking along Greenwich Avenue would make the project unaffordable.

Z25-022 & CV25-040 / 1156 Oakland Park Avenue

Rezoning application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=00479&agencyCode=COLUMBUS&IsToShowInspection=>

Variance application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=00480&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-208510-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-082045-00>
- Zoned: Commercial Planned District, C-1, R-3
- Application Submitted: May 7, 2025
- Application Received: May 22, 2025

Rezoning requested: Commercial Planned District

Variances requested: - 3312.49 Reduce minimum car parking from 667 to current 110, and bicycle parking from 10 to current 4. - 3321.01 Remove screening requirements for two 6-yard dumpsters kept inside the exterior fence, and one 60-yard dumpster kept in the staging area on the southwest side of the lot

This rezoning and variance package doesn't include any changes to the use of the site. It exists to formalize the existing conditions on the site.

Other information

Deer survey

The City of Columbus requests public feedback on the topic of deer and deer management: <https://www.columbus.gov/Government/City-Council/News-Releases-Information/Programs-Initiatives/Deer-Survey>

Pollinator gardens

Councilmember Wyche's code amendments regarding pollinator gardens will go to City Council on June 23 for first reading, with second reading on June 30 and possible vote. The revisions allow plants on a property to exceed 12 inches in height when those plants are native to Ohio, are intended to support pollinators, and are not a weed: thistles, burdock, jimson weed, ragweed, mullein, poison ivy, poison oak, poison sumac, or pokeberry, or Prohibited Noxious Weeds under Chapter 901:5-37 of the Ohio Administrative Code, or grass, brush, vines, or other plants which may create health hazards or unsanitary conditions.



This bill is not yet available in Legistar, so contact Councilmember Wyche's office

S.R. 161 rezoning

City Council adopted several zoning-related ordinances on June 9, including:

- 1417-2025: Rezones most of S.R. 161 to use the new mixed-use districts established last summer
- 1418-2025: Creates process where a property currently using a Title 33 zoning can apply to upgrade to one of the new Title 34 zonings, if that parcel is adjacent to a Title 34 parcel on the same street, or if that Title 33 parcel will be combined with a Title 34 parcel.
- 1419-2025: Tweaks to Title 34
- 1579-2025: Allowing certain large automatic changeable copy billboards within one mile of the Downtown zoning district.

For more information, see the legislation on the agenda at <https://columbus.legistar.com/MeetingDetail.aspx?ID=1311613&GUID=473F484D-5BF0-4C52-9D7B-B93AFC05ACCD&Search=>

Upcoming things in Zone In

Notes from Commissioner Keith's meeting with Building and Zoning Services on June 6:

- Later this summer: Citywide land use planning
- Q4 2025 or Q1 2026: Commercial and office areas
- 2027: Residential areas

District overlays like the one on Cleveland Avenue will go away; the City has incorporated common requirements from those into the new zoning code's design standards.

The near-term land-use planning stage will involve assessment of current and future land use in areas where there is already some small-scale commercial, or where there are residential uses on streets with commercial uses, such as:

- Hudson Street east of Median Avenue
- Weber Road
- Oakland Park Avenue

This planning will guide changes to zoning, and zoning will change the allowed uses, but that doesn't change what's in the neighborhood unless an owner decides to make changes.

Keep an eye on the Zone In website for updates: <https://zone-in-columbus.hub.arcgis.com/>

Zoning Committee Meeting Schedule

The next meeting of the Zoning Committee will be on Thursday, July 10, at 6:00 p.m., at Mulby Place Apartments, 2420 Cleveland Avenue. There are two entrances to the parking lot; one will be open from 5:45 to 6:10 p.m. to allow entry.

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/>

