

Current items

BZA25-077 / 1427 Aberdeen Avenue

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=00679&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-059646-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-059646-00>
- Zoned: R-3 Residential
- Application Submitted: June 23, 2025
- Application Received: June 23, 2025

Variances requested:

- 3332.25 Reduce combined side yard width from 6.7 feet to 5.4 feet

Corporate owner of a house on a double lot seeks to split the lot to form two 33' wide lots, and build a single-family home on the empty lot, with a 2-car parking pad off of the alley behind the house.

33' lots on this street are standard, as are narrow inter-house setbacks. Committee member Kurt Dagefoerde expressed via email concern about the proximity of the houses, and wanted to make sure that the house was built to the necessary fire code. Chair Keith noted that the Staff Review letter suggested that additional variances would be needed for this property, but the application was not updated in time for this meeting.

Applicant did not appear at the Zoning Committee meeting. No residents appeared in opposition or support.

The Zoning Committee voted unanimously to recommend approval of this variance.

CV25-055 / 2866 Oaklawn Street

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=00688&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-079844-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-079844-00>
- Zoned: R-3 Residential
- Application Submitted: June 24, 2025
- Application Received: June 30, 2025

Variances requested:

- 3332.035 to allow two 1-unit dwellings in an R-3 district, to add an ADU, on a double lot

Applicants stated their intent to age in place at this property, and use the ADU for a live-in caretaker. The ADU will be a 14'x34' shell purchased from Delaware Barns and Sheds, which the applicants, who are experienced in remodeling, will complete themselves, using licensed contractors for items which the City requires to be licensed.

Applicants hope to serve as an example of responsible ADU construction in the City, previewing future changes to City policy to support ADUs. The Zoning Committee expressed support for that idea, but also for normalizing ADUs as a way of supporting live-in caretakers and generational turnover in a neighborhood.

The Zoning Committee voted unanimously to recommend approval of the variance.

Zone In Phase 2

The City of Columbus has started the next phase of its zoning code update, by developing a city-wide land use plan targeting mixed-use, institutional, business campus, warehouse, and industrial properties. This is a high-level conceptual planning document, which will influence future zoning code development. View more at <https://www.columbus.gov/zoningupdate/>

Areas being evaluated for changed land use policies in North Linden are existing manufacturing, commercial, and institutionally-zoned parcels, with some residentially-zoned parcels:

- Between I-71 and the railroad tracks
- Existing commercial-use parcels along East Weber Road
- Hudson Street between Ontario St. and Medina Ave.
- The church of Saints Augustine and Gabriel, and the attached school, on Hudson Street at Greenwich St.
- New Salem Baptist Church, on Cleveland Avenue
- The Northern Lights Shopping Center and surrounding properties touching the Linden Green Line
- Properties between Cleveland Avenue and the future Linden Green Line park, between Genessee Avenue and Aberdeen Avenue
- Properties along both sides of Oakland Park Avenue, from the Linden Green Line to Karl Road, plus Toro Meat Market, the Linden Lutheran Church, the Oakland Park Nursery
- The cluster of commercial uses around the intersection of Maize Road and Oakland Park Avenue
- The cluster of commercial uses around the intersection of Karl Road and Elmore Avenue



- The apartment-building clusters and schools near Karl Road and Ferris Road

At the Zoning Committee meeting, NLAC Chair Carol Perkins requested the Zoning Committee Chair Keith draft a letter for NLAC’s official comment on the proposal.

Other information

City ADU policy

Via email:

Council Member Otto Beatty III would like to formally invite you to the first of three public hearings he will chair to discuss a proposed expansion of the city code for the allowance of Accessory Dwelling Units in residential districts. The Building and Zoning Services Department will present the proposed code changes at the hearing—please note the proposed code changes will fall under City Council’s Housing For All and Columbus Forward initiatives.

5:00pm on Tuesday, July 22, 2025, at Columbus City Hall, Council Chambers, 2nd Floor, 90 West Broad Street, Columbus, OH 43215

This event will broadcast live on CTV, YouTube, and Facebook Live.

All interested residents are invited to offer public testimony by sending an email to Amadou Agne at ABagne@columbus.gov by 12:00noon on July 22nd - please include “July 22 Hearing Testimony” in the subject line of your email. Comments will be limited to 3 minutes.

Green building practices

Via Bluesky: <https://bsky.app/profile/cbuscitycouncil.bsky.social/post/3lu62l6oahk2q>

Councilmember Christopher L. Wyche will host a public hearing featuring the Smart Surfaces Coalition and experts sharing the benefits of green building practices. The committee will also hear from the Department of Public Service and others about recycling and waste diversion programs.

This discussion will occur during the regularly-scheduled meeting of City Council’s Public Utilities and Sustainability Committee, on Wednesday, July 23, at 3:30 p.m., in Columbus City Hall’s Council Chambers.

To provide written or public testimony please email clgolterman@columbus.gov with the subject: “July 23 Hearing Testimony” with your

name and address by noon on July 22. Watch live on Facebook at ColsCouncil and Youtube at CityofColumbus.

Zoning Code Update Meetings

A schedule of Zone In public meetings have been posted to <https://www.columbus.gov/zoningupdate/>

- July 9 at 2100 Morse Road
- July 16 at 2950 Parsons Avenue
- July 23 at 179 S. Powell Avenue
- July 30 at 1500 E. Broad Street

The format of these meetings is substantially similar to the survey posted on the Zone In website, with the opportunity to provide comments on the proposed use districts listed earlier in this report.

The City also plans to have

The city Zone In Advisory Committee meets monthly; details are posted on the Zone In Columbus website: <https://www.columbus.gov/zoningupdate/>

Zoning Committee Meeting Schedule

The Zoning Committee does not plan to meet in August.

The next meeting of the Zoning Committee will be on Thursday, September 11, at 6:00 p.m., at the Linden Community Center at 1350 Briarwood Avenue.

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/>

Administrative note

The City has written us to announce a change to how they will handle notice to Area Commissions for zoning matters. Instead of emailing the application and labels to us, they’ll email us a link to the Citizen Access Portal where we can download those files directly.

This is not anticipated to significantly affect the workflow of the Zoning Committee.

