

The Zoning Committee did not meet in October.

### Current items

#### BZA25-117 / 1668 Genessee Avenue

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=25LAC&capID2=00000&capID3=01019&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-059155-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01005915500>
- Zoned: R-3 Residential
- Application Submitted: 16 September 2025
- Application Received: 16 September 2025

List of variances requested:

- 3332.038(G) To increase the maximum permitted height of a detached garage from 15' to 20'

City Staff comments: - The alley is 18' wide and the minimum maneuvering space is 20'; the garage will need to be located between 2' and 10' from the property line to ensure there is enough maneuvering space and that no cars are parked in a spot where they would encroach upon the alley.  
- Planning division supportive of this proposal.

The Zoning Committee did not meet in October, and held no vote on this matter.

### Upcoming items

None

### Other information

#### Zone In Phase 2

The City of Columbus opened a public comment period on October 16 for two new items.

The proposed Columbus Growth Strategy <https://columbus.maps.arcgis.com/sharing/rest/content/items/ae0eaa4b60434277a11eb544308cdfc0/data> is a high-level document that guides development standards for all areas of the City. It doesn't replace zoning codes, but rather guides future development of zoning codes and future site plan reviews. This would replace the 2018 Columbus Citywide Planning Policies (C2P2) which NLAC previously adopted.

The proposed land use recommendations <https://experience.arcgis.com/experience/022323c881dd4df0bc3d7194c864ba13> focus only on properties that have mixed-use, business, institutional campus, industrial, or warehouse uses. This includes many areas in North Linden.

To learn more about the proposal, you can visit:

- Open house: Thursday, October 23 | 5:00-7:00 p.m. - 141 N. Front Street, Columbus, OH 43215
- Pop-up event: Tuesday, October 21 | 5:00-7:00 p.m. - CML Northern Lights Branch (4093 Cleveland Ave.)
- Pop-up event: Monday, October 27 | 5:00-7:00 p.m. - CML South High Branch (3540 S. High St.)
- Pop-up event: Monday, November 3 | 5:00-7:00 p.m. - CML Hilltop Branch (511 S. Hague Ave.)

Reservation-only appointments to discuss the plan with the Zone In team are available October 15 through November 7; details here: <https://content.govdelivery.com/accounts/OHCCC/bulletins/3f75d60>

Community members can provide comment via this form: <https://arcg.is/0W0DCf0>

At the July Zoning Committee meeting, NLAC Chair Carol Perkins requested the Zoning Committee Chair Keith draft a letter for NLAC's official comment on the proposal. The letter is not yet prepared. The public comment period runs for three and a half weeks, through **November 9**, which is before the next NLAC meeting, on November 20. Chair Keith has emailed BZS to request an extension of the deadline until after our next meeting.

### City ADU policy

Council Member Otto Beatty III has held two meetings to discuss allowing ADUs in all residential districts in the City of Columbus, and a draft is now available for review on his council webpage: <https://www.columbus.gov/Government/City-Council/Councilmembers/Otto-Beatty>

The next hearing on this proposal will be October 29 at 1 p.m. in the City Council Chambers,

### “Yes, in God’s Backyard” housing development program

Council President Shannon Hardin is proposing to revise Columbus' zoning code to allow construction of housing on church property in many parts of the city.

The first hearing on these proposed changes was held on October 2; you can watch the hearing on YouTube. <https://www.youtube.com/watch?v=N5gYlsLL6-k>



### **Rental Registry**

Councilmember Nicholas Bankston hosted a hearing on September 16 regarding a proposed registry of all rental property within the City of Columbus. Watch the hearing here: <https://www.youtube.com/watch?v=mI3w5Abzg0s>



### **Zoning Committee Meeting Schedule**

The next meeting of the Zoning Committee will be on November 13, 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/>

