

The Zoning Committee lacked a quorum at this meeting, with one member sick and two members absent.

### Current items

No demolition permits, variances, or rezonings were heard at the January meeting.

### Upcoming items

The following items will be heard at our February meeting:

#### CV25-126 / 3165 McGuffey Road

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=01403&agencyCode=COLUMBUS>

- Parcel 010-083782-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01008378200>
- Zoned: R-3 Residential

Healthy Homes requests the following variances, to support splitting a double-width lot and building two duplexes:

- 3332.035 R-3 Permitted Use: Construct a duplex on an R-3 lot, where only single-unit residential and Accessory Dwelling Units are allowed.
- 3332.05(A)(4) Lot Width: Reduce minimum lot width from 50' to 42'

#### CV25-127 / 2930-2932 Medina Avenue

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=01404&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-070765-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01007076500>
- Zoned: R-3 Residential

Healthy Homes requests the following variances, to support building a duplex:

- 3332.035 R-3 Permitted Use: Construct a duplex on an R-3 lot, where only single-unit residential and Accessory Dwelling Units are allowed.

## Other business

### Zoning Committee deadlines

Chair Keith would like to propose that we set a formal deadline for the receipt of applications before a meeting, and set that deadline at two calendar weeks before the meeting date. This will preserve more time for notice to nearby properties of hearings before this committee.

Lacking a quorum, no action was taken.

### Zoning Committee membership

We discussed whether the Zoning Committee should increase its membership from the current 5 members to a larger odd number, to make it easier to get a quorum.

### Zoning Code Update: Land Use Map and Columbus Growth Strategy

Last October, the City published for comment a draft Land Use Map and accompanying Columbus Growth Strategy, containing land use policies. The North Linden Area Commission reviewed the drafts and submitted comments on November 21. The City thanked us for our comment, but we received no feedback on our comments.

On January 8, it was announced (<https://content.govdelivery.com/accounts/OHCCC/bulletins/403611c>) that the Columbus Growth Strategy would go before City Council for an adoption vote. At our January meeting, we discussed the Columbus Growth Strategy, but were not able to discuss the revised draft that is currently before City Council as Ordinance 0134-2026 was not published until after the meeting.

The revised draft policy is posted on the Zone In website, and contains very few of our recommended changes or clarifications. Commissioners Wilkins and Keith appeared before City Council to speak on the ordinance on January 12; you can watch their testimony, and the City's response, here: <https://youtu.be/H54ts8yp78E?t=911>

City Council expects to have more discussion of the Growth Strategy at its January 26 meeting.



## Other information

### Zoning Committee Meeting Schedule

The next meeting of the Zoning Committee will be on February 12, at 6:30 p.m., at the Linden Community Center at 1350 Briarwood Avenue.

### Zoning Code Update

After the City Growth Strategy is adopted, the City plans the following next steps:

- Winter/Spring 2026: “Economic and Housing Opportunity” zoning districts are drafted and published for public input, covering industrial, manufacturing, business campus, and institutional uses.
- Spring 2026: Those “Economic and Housing Opportunity” zoning code updates will be submitted to City Council for consideration
- Summer 2026: Transition to “future code reforms”, likely involving residential neighborhoods
- Summer 2027: Anticipated completion of the Zone In update process, with the entire City of Columbus now operating under the Title 34 zoning code.

The Zone In update team have requested a recurring 5-minute slot on the North Linden Area Commission agenda, beginning in February.

### Zoning Committee Newsletter

The Zoning Committee publishes meeting agendas and other information through its 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/>

