

The Zoning Committee had a quorum at this meeting.

Current items

No demolition permits, graphics permits, or rezonings. Two variances.

We did receive a year-in-review briefing from Healthy Homes; the

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
- Application filed: 2025-12-17
- Application received: 2026-01-02

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'

Unlike other recent Healthy Homes duplexes, these will be stick-built instead of modular, but will have a similar appearance to the modular ones built last year.

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

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
- Application filed: 2025-12-17
- Application received: 2025-12-31

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.

idential and Accessory Dwelling Units are allowed.

The City has requested a sidewalk be added for this property; the adjacent properties do not have sidewalks.

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

Upcoming items

No items are yet on the docket for our March meeting.

Other business

Zoning Committee deadlines

At the January NLAC meeting, a rule was adopted that the formal deadline for the receipt of applications before a meeting shall be two calendar weeks before the meeting date. This will preserve more time for notice to nearby properties of hearings before this committee.

Zoning Committee membership

The Zoning Committee is recruiting additional members; if you are interested please speak to Zoning Committee Chair Ben Keith or NLAC Chair Carol Perkins.

Zoning Code Update: Land Use Map and Columbus Growth Strategy

The City of Columbus has begun Phase Two of the Zone In project to modernize Columbus' zoning code, create more housing, support local businesses, connect housing to transportation, and promote high-quality development.

Next steps are expected this spring.

Zone In meeting

Zone In has requested a meeting with either the zoning committee chair or the area commission chair; Zoning chair Keith plans to attend if NLAC Chair Perkins does not plan to.

Other information

Linden Green Line

Columbus Rec parks is running a survey to get community input on the future Linden Green Line park and trail. Responses are due by February 27: <https://linktr.ee/LGLSurvey>

Yes in God's Back Yard housing pilot program

Council President Shannon Hardin's proposal to allow construction of housing on church- and nonprofit-owned property in many parts of the city was passed by City Council on February 9. The implementing legislation describes a pilot



program for accelerated review of applications on specific property. See Ordinance 0245-2026.

Zoning Committee Meeting Schedule

The next meeting of the Zoning Committee will be on March 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/>

