

Current items

No demolition permits, graphics variances, zoning variances, special permits, or rezonings were scheduled for hearing this month.

Upcoming items

DEMO2608478 / 3043 McGuffey Road

Owner seeks to demolish a shed.

Permit portal link: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=26CAP&capID2=00000&capID3=007WN&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-083759-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01008375900>
- Zoned: R-3 Residential
- Application filed: 2026-03-04
- Application received: 2026-03-05

GC26-009 / 2956 CLEVELAND AVE

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00257&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-059155 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/0100591550>
- Zoned: R-3 Residential
- Application filed: 2026-03-09
- Application received: 2026-03-13

Variances requested:

- 3377.08(B)(1), Illumination and special effects, to allow an automatic changeable copy graphic in the R-4, Residential District
- 3376.09(A)(1), Permanent signs for other uses in residential districts, to increase the portion of a ground sign displaying automatic changeable copy from 50 percent to 75 percent.

BZA26-026 / 1668 Genessee Avenue

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00257&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-076513-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01007651300>
- Zoned: R-4 Residential
- Application filed: 2026-03-09
- Application received: 2026-03-10

Variances requested:

- 3332.25(A)(3) Reduce minimum sideyard for garage/ADU from 3 feet to 2 feet.

The affected side yard abuts a fenced parking lot for the As Sahaba mosque on Cleveland Avenue.

Previous filing: BZA25-117 to build this garage, which was not claimed as an ADU at the time. City staff review of BZA25-117 did not identify any need for a side-yard variance at the time of that application, when the foundation had already been poured and the building substantially already built.

Other information

Columbus Housing and Opportunity Plan Workshop

On Wednesday, March 11, the City of Columbus held a hearing at the Linden Community Center on housing and opportunity, “to hear from residents about their thoughts on segregation, housing affordability, and opportunity in your neighborhood and around the City.”

The meeting consisted of a review of various statistics relating to housing, race and ethnicity, and housing assistance within the City of Columbus. After accounting for income-level differences, looking at the costs of housing in different areas, the report found that Columbus was more segregated than pure income-level differences could determine.

As part of the workshop, attendees were asked why they thought that segregation persisted, and what policies might help address it.

Feedback to this line of events will be gathered and collated into a report to be issued sometime this summer.

Next phases of Zoning Code Update

The Zone In team will not attend the March NLAC meeting. They plan to attend in April.

Zone In Update Meeting

Zone In’s Mark Dravillas and Philip Ashear met with NLAC Chair Carol Perkins and Zoning Committee Chair Ben Keith on Friday, March 13, to discuss feedback and an overall timeline of the next few months:

- January 2026: Columbus Growth Strategy and Land Use Map were adopted.
- Now: City is working on draft Zoning Code for the districts that were added to the Land Use Map in the “Economic and Housing Opportunity” phase: Mixed-use, industrial, warehouse,

- business campus, institutional campus.
- May:
 - 60-day public comment period begins with gallery and survey
 - Public comment period kickoff event, webinar
 - Public hearing #1
 - Stakeholder meetings
- June:
 - Public comment period continues
 - Public hearing #2
 - Meetings with chairs and zoning chairs of area commissions and major civic associations
- July
 - Public comment period continues
 - Public hearing #3
 - “Targeted outreach as necessary”
 - Gallery available for scheduled events
- August
 - Public hearing #4
 - Gallery available for scheduled events
 - Council readings of proposed ordinance

- Broadway
- Hiawatha Park Drive shared-use path from Velma to Hudson
- Cooke Road shared-use path from Karl to Cleveland Avenue
- North 4th Street protected bike lane upgrade from Warren to Hudson

In 2027:

- Karl Road protected bike lane, Oakland Park to Morse
- Linden Green Line

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/>



Other notes:

- Area commissions will continue to have a role in reviewing variance and rezoning applications. While it was anticipated that the volume of these would decrease thanks to the more-permissive new zones and stronger design guidelines, no decrease has been seen so far. (Numbers were not given.)
- The Columbus Growth Strategy and accompanying Land Use Map will supersede any existing land-use plan recommendations. For North Linden, that’s the North Linden Neighborhood Plan Amendment adopted by City Council in 2014, which can be downloaded here: <https://www.columbus.gov/Business-Development/Building-Zoning-Services/Boards-and-Commissions/Document-Archive>



Phase 3 of Zone In, addressing neighborhoods and residential areas, is no longer scheduled for summer 2027. It is now scheduled for the vague “future”.

Zoning Committee Meeting Schedule

The next meeting of the Zoning Committee will be on April 9, at 6:30 p.m., at the Linden Community Center at 1350 Briarwood Avenue.

Bike Plan Update

Columbus has released the 2025 report on progress on the Bike Plus plan: <https://www.columbus.gov/files/sharedassets/city/v/1/public-service/bike-plus/bike-plus-annual-report-2025.pdf>



In the North Linden area in 2026 we expect to see progress on the following projects:

- Indianola Avenue bike lanes, Hudson to North