

## Current items

### DEMO2608478 / 3043 McGuffey Road

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

The application and applicant called this a “shed”, and we approved it on those grounds.

Recommendation: Approval (4-0)

Inspection after the meeting revealed that the “shed” was the original house from the property, which is admittedly about as large as a single-car garage.

### GC26-009 / 2956 Cleveland 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:

- 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.

New Salem Baptist Church applies for a permit to allow replacement of their existing changeable-copy sign with a larger one. The display areas will be about 2 feet tall and 8 feet wide, on a sign about 4 feet tall and 8 feet wide, located 4 feet above the ground, for a total height of 8 feet.

Recommendation: Approval (3-0, Carol Perkins abstaining)

### BZA26-026 / 1668 Genessee Avenue

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00293&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-059155-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01005915500>
- Zoned: R-3 Residential
- Application filed: 2026-03-12
- Application received: 2026-03-13

Variances requested:

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

Applicant built a garage without permits. Upon inspection, it was located 1’ too close to the property line. The adjacent property is a parking lot.

Recommendation: Approval (4-0), passing along an observation from Kurt Dagefoerde that the reduced sideyard will probably require the use of fire-rated siding materials.

### CV26-038 / 2150 Innis Road

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00336&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-087436-00 [https://property.franklincountyauditor.com/\\_web/Datalets/Datalet.aspx?mode=&UseSearch=no&jur=025&pin=01008743600](https://property.franklincountyauditor.com/_web/Datalets/Datalet.aspx?mode=&UseSearch=no&jur=025&pin=01008743600)
- Zoned: Limited Manufacturing, with variance CV24-100, 35’ height limit
- Application filed: 2026-03-25
- Application received: 2026-03-25

Variances requested:

- 3363.01, M, Manufacturing Districts, to permit a 138 dwelling unit apartment complex, while the M, Manufacturing District doesn’t permit residential uses other than a dwelling unit for a security person.
- 3370.05, Permitted Uses, to permit a 138 dwelling unit apartment complex in the L-M, Limited Manufacturing District (Z85-080, Ord. 811-86, passed April 7, 1986, while the Limitation Text permits all C-4 and M-2 uses.
- 3309.14, Height Districts, to increase permitted height from 35’ to 50’ for a four (4) story building and 38’ for two (2), three (3) story





- buildings in the H-35 Height District.
- 3312.21(D)(1)(b), Landscaping and Screening, to permit, but not require, pedestrian and/or vehicular breaks in the west parking lot screening to provide pedestrian and/or vehicular connection(s) between subject site and existing multi-family development to the west
- 3312.25, Maneuvering, to reduce the maneuvering area for 18, 90 degree parking spaces from 20' to 0', subject to providing 20' of maneuvering area on the private drive of Area B.
- 3363.24, Building Lines in an M, Manufacturing District, to reduce the Innis Road building setback line from 50' to 3', net of right of way conveyance of 50' from centerline (Columbus Multimodal Thoroughfare Plan) of Innis Road.
- Section 3363.01, M, Manufacturing Districts, to permit 15 detached single family dwellings and detached accessory garages, while the M, Manufacturing District doesn't permit residential uses other than a dwelling unit for a security person.
- 3370.05, Permitted Uses, to permit a 138 dwelling unit apartment complex in the L-M, Limited Manufacturing District (Z85-080, Ord. 811-86, passed April 7, 1986, while the Limitation Text permits all C-4 and M-2 uses.

Nationwide Children's Hospital Healthy Homes asks for several variances to allow them to begin construction of 138 affordable rental apartments across two 3-story walk-up buildings and one 4-story elevator building, and up to 15 single-family homes for direct homeownership. 8 apartment units will be fully accessible, and a percentage will be convertible to ADA compliance.

They're working with Fairfield as developer, contractor, and property-management partner.

NCH HH anticipates that the City will rezone this parcel to a mixed-use zone during Phase 2 of the zoning code update, but that won't happen until later this summer.

The Franklin County Engineer will be working on Innis Road this year, restriping it from 2 lanes each way to 1 lane each way with a center turn lane and gutter bike lanes, and a blinky-lights crosswalk at the Linden Green Line location, which will run next to this property.

Recommendation: Approve (4-0)

**Upcoming items**

**CV26-032 / 1488 Loretta Avenue**

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00259&agencyCode=COLUMBUS&HideHeader=true>



- Parcel 010-061353 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010061353>
- Zoned: R-3 Residential
- Application filed: March 9
- Application received: March 31

Variances requested:

- 3332.035 R-3, residential district: to allow a single-unit dwelling to be converted into a two-unit dwelling
- 3312.49(C) Required parking: each dwelling unit requires two parking spaces this will need changed to two spaces.

**Minor demolitions approval authority**

Chair Keith will propose draft language and rationale for allowing the Zoning Committee Chair to approve minor demolitions.

**Other information**

**Cleveland Avenue Special Improvement District**

The Linden Economic Development Alliance was working to form a Special Improvement District, where property owners would pay a little extra tax in exchange for improved services. They didn't get enough votes to form the SID.

April 21, 5 p.m. @ Harambee Christian School, 1000 Bonham Avenue, will be a meeting about next steps for the Linden Special Impact District campaign.

**Linden Green Line meeting**

Columbus Rec Parks will hold an open house on Wednesday, April 22, from 4:30-7:30 p.m. at Linden Community Center. The event is designed to collect community feedback on the new park's design, programming, safety, and amenities.

More information at <https://columbusrecparks.com/connect/about/capital-improvement-projects/linden-green-line/>



**Zoning Committee Meeting Schedule**

The next meeting of the Zoning Committee will be on May 14, 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/>

