

Pleased to report that we had full attendance from all Zoning Committee members this month.

### Current 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 010-061353-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010061353>
- Zoned: R-3 Residential
- Application filed: 2026-03-09
- Application received: 2026-03-31

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.

Owner seeks to convert a former duplex back into a duplex. The owner and his realtor were present, and answered questions. This is a relatively minor renovation, filling a door and a removed wall. Property already has some gravel parking on the side of the house, and a pad in the alley. We are not sure why the City requested a parking variance.

Zoning committee recommended approval unanimously.

#### BZA26-041 / 3140 Ontario Street

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00420&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-082160-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01008216000>
- Zoned: R-3 Residential
- Application filed: 2026-04-21
- Application received: 2026-04-21

Variances requested:

- 3332.38(F)(1) To increase the maximum area of the lot devoted to a private garage or carport from 720 sq. ft. to 880 sq. ft.

Owner and son were present, and answered questions. This is to build a second garage on the

property, facing the alley, to hold an RV. Garage max height 15', slab poured. Working with apartment owner across the alley to ensure adequate maneuvering space in the 22' alleyway.

Zoning committee recommended approval unanimously.

### Upcoming items

#### Discussion of Rules for the Zoning Committee

Chair Keith is working on a draft set of rules for the Zoning Committee, to include rules for the handling of accessory structures like garages and sheds.

### Other information

#### Zoning Committee Meeting Schedule

The next meeting of the Zoning Committee will be on June 11, at 6:00 p.m., at the Linden Community Center at 1350 Briarwood Avenue.

#### Zoning Code Update

Rumor has it that the next phase of the zoning code update will not be presented to the public before August.

#### 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/>

