

June 2026 Zoning Committee Report
North Linden Area Commission
Prepared by Chair Ben Keith

The Zoning Committee did not meet in June, due to a lack of venue and a lack of attendance.

Current items

BZA26-058 / 611 E. Weber Road

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00520&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-093961-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010093961>
- Zoned: M Manufacturing
- Application Submitted: May 18
- Application Received: May 18

Variances requested:

- 3363.41 Storage setback reduction from 20 feet to 0 feet
- 3312.09, 3312.25 Reducing drive aisle width for 90-degree parking from 20 feet to 12 feet utilizing an existing easement to maintain functional maneuvering width.

Owner seeks to regularize existing parking on a business lot with a shared access aisle and a 10' ROW easement, adjacent to the rail line.

Due to timing issues sending notifications for this application, the zoning committee was to vote on whether to refer this matter to NLAC for discussion at their June 18 meeting, without voting whether to recommend approval. Because the Zoning Committee did not meet in June, the Zoning Committee was unable to hold that vote.

If NLAC does not vote on this matter at its June meeting, the earliest this could be voted on is August.

City staff review has not been completed for this application.

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.

Zone In

We anticipate that Phase 2 of the zoning code update will be presented to the public in August, but the June email to the Zone In mailing list <https://content.govdelivery.com/accounts/OHCC/bulletins/41a1613> only says "later this year".

Other information

Linden Green Line

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

Chair Keith attended the Linden Green Line presentation on June 17. The project will include bridges over Westerville Road and Morse Road, and aims to begin construction in 2028 with the first phase, and begin construction of the bridges in 2029.

Additional information is linked to from <https://linktr.ee/LGLSurvey>

Zoning Committee Meeting Schedule

The Zoning Committee will not meet in July.

The next meeting of the Zoning Committee will be Thursday, August 13, at 6 p.m., at the Linden Community Center, 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/>

