

Current items

DEMO2628140 / 3689 Maize Road

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=26CAP&capID2=00000&capID3=00UZW&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-084075-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01008407500>
- Zoned: R-3 Residential
- Application Submitted: 2026-07-15
- Application Received: 2026-07-15
- Automatic Approval: 2026-09-13

Described as a demolition of a one-story, 1137 sq. ft. single-family home and detached garage to grade.

Property's listed owner is Tree of Life Christian School, which also owns a school building located on Northridge Drive, which abuts this rear property line.

Committee member Kurt Dagefoerde said that he had visited the property and seen a large hole dug at the property.

Applicant was not present to answer questions. Zoning committee members expressed curiosity at what the plans are for this property. No code enforcement records, excavation permits, site development plans, or other recent records were found in the City's portal on August 13.

Zoning Committee voted 4 for, 1 abstaining, to recommend **disapproval** of the demolition permit unless the applicant explains the plans for the property.

DEMO2631479 / 3401 Norwood Street

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=26CAP&capID2=00000&capID3=00YW5&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-098331-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01009833100>
- Zoned: R-2 Residential
- Application Submitted:
- Application Received:
- Automatic Approval:

Demolition of a detached 2-car garage. Images provided by the applicant show that it is in disrepair, and is collapsing.

No plans were found in the City's permits portal for future construction on this site.

Zoning Committee voted 5-0 unanimously to recommend **approval** of the demolition permit.

BZA26-082 / 2773 Cleveland Avenue

Application: <https://portal.columbus.gov/permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00645&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-079821-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01007982100>
- Zoned: UGN-1
- Application Submitted:
- Application Received:

Variances requested, from an updated application packet provided to the Zoning Committee with revisions from the Staff Review process:

- 34.G.20.040.B Dumpster and bulk Refuse Pick-Up Area Screening: Dumpster and bulk refuse pick-up area enclosures are subject to minimum building setback requirements and must not be located between a principal building and an adjacent front or side street. Applicant requests that the Dumpster remain in its current location, where it has been in decades, as there is no other location to place the dumpster on the property. Applicant will screen the dumpster.
- 34.G.20.040.A.1.a Headlight Screening: Along streets and open spaces, headlight screening must consist of a combination of landscape shrubs and a metal tube fence or masonry wall. Chain link fencing is prohibited. Applicant requests a variance to maintain the current chain-link fencing around its playground area, which does not provide any screening of headlights towards Cleveland Avenue. Chain-link fencing is required to comply with childcare center licensing requirements for visibility of the playground, which has been in place since 2015 and is required for the licensing of the childcare center.
- 34.E.20.030.J.1 Chain link fencing is prohibited. Applicant requests a variance for this section because of the above-noted licensing requirements.
- 34.E.20.040.G On-side parking. Applicant requests a variance from this section to allow the paved area between the Cleveland Avenue sidewalk and the parking lot to remain paved. Applicant plans to install the required parking-lot islands and screening vegetation along Cleveland Avenue, outside the right-of-way, and re-

quests this variance solely because tearing out the asphalt would incur a burdensome cost. The paved areas are not used for parking.

In short, this application legitimizes several existing conditions, and the applicant has plans to provide the required screening of the dumpster and parking lot.

Applicants were present and provided us with an updated copy of the application, and called in their planning engineer to answer questions about the project.

The Zoning Committee voted 5-0 unanimously to recommend **approval**, but with concerns about the streetscape impact of allowing the asphalt to remain. The Zoning Committee recommends no-parking signs until the asphalt can be removed, and recommends planters, tables, and chairs in the paved areas in the interim. The Zoning Committee doesn't condition approval on this recommendation.

Upcoming items

No upcoming items, though an application has been entered with the City for the promised lot splits at 2150 Innis Road: <https://ca.columbus.gov/permits/urlrouting.ashx?type=1000&Module=Engineering&capID1=26LAC&capID2=00000&capID3=00825&AgencyCode=COLUMBUS>

Zoning Committee rule changes promised these last few months are still pending; the chair has not yet had time to write them up.

Other information

Zoning Committee Meeting Schedule

The next meeting of the Zoning Committee will be on February 18, at 6:00 p.m., at the Linden Community Center at 1350 Briarwood Avenue.

Zoning Code Updates

The Zone In team publishes occasional updates to their mailing list; the most-recent update was July 2026: <https://github.com/user-attachments/files/30901726/Zone.In.July.Newsletter.pdf>

The next presentation from the Zone In team to NLAC is anticipated for NLAC's August 20 meeting.

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/>

Accessibility statement

To request a reasonable accommodation due to a disability, please call Angie Wise, ADA Coordinator, at 614-645-8029, or send an email to AMWise@Columbus.gov 10 days prior to a Zoning Committee event.

