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Current items

The Zoning Committee brings forward no items for the North Linden Area Commission to vote on.

Zoning Code Update

Recent Meetings:

- **Housing** - How can modernized zoning support better housing in Columbus?
May 2, 2023, 6 PM - 7:30 PM
Glenwood Community Center, 1888 Fairwood Ave, Columbus OH 43223
- **Housing** - How can modernized zoning support better housing in Columbus?
May 10, 2023, 6 PM - 7:30 PM
Whetstone Community Center, 3923 N High St, Columbus OH 43214
- **Our Main Streets** - Are mixed-use “main streets” an answer to equitable growth in Columbus?
May 16, 2023, 6 PM - 7:30 PM
City of Grace, 3350 Allegheny Ave Columbus OH 43209

Recurring themes: Columbus needs to double the amount of housing it builds, in order to prevent runaway increases in rent and home prices. In addition to building *more housing*, we need to build *more types* of housing, and we need to build *denser* housing. The present phase of the Zone In Columbus update is focused on corridors.

The city does not have any recommendations yet. They’re learning what the community needs and what the community wants.

“Main street” style development is already mixed use: housing, stores, offices, schools, libraries, and other public uses all in one place together. This is very common in older neighborhoods, really anything built before WWII. This development style is supported by community members, in all our community plans, but it’s also highly in

demand. Shopping center infill is one common way to build this.

Zoning Newsletter

Co-Chair Keith has been researching the possibility of creating a newsletter like the Clintonville Area Commission’s Zoning and Variance Committee does: <https://us14.campaign-archive.com/home/?u=3d4bdc2e75c185cac799714d1&id=2af4434c35> ZAC Chair Stephen Hardwick says that they use MailChimp’s free tier for their newsletter. MailChimp is free, and is an industry-standard product.



Does the Area Commission have comments or questions about this proposal?

Upcoming Items

Variance CV23-038 / 2877 Cleveland

This variance will be discussed at the June Zoning Committee Meeting

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=23LAC&capID2=00000&capID3=00445&agencyCode=COLUMBUS&IsToShowInspection=>



Applicant The Hardy Center on behalf of property owner Rosemary Foster, and agent Brian Szuch of PH7 Architects, seek to build a large garage to hold the Hardy Center’s transfer vans. This construction would join two small lots and face onto an alley. This construction requires the following variances:

1. 3332.035: in an R-3 Residential district, permit transfer bus parking for off-site use.
2. 3312.035: in an R-3 Residential district, permit parking of transfer buses on a residentially-zoned lot.
3. 3332.04 A 4: in an R-3 Residential district, permit construction of a principle building on a lot narrower than 50’. The lots in question are each 47’ by 50’; the combined lot is 100’ by 47’.
4. 3332.13: Permit a principle building to be constructed on a lot less than 5,000 square feet in area in an R-3 Residential district. The lot is 4700 square feet.
5. 3332.27: Permit a principle building to be constructed with a rear yard totaling less than 25% of the total lot area. The garage will mostly cover the lot; it’s 30’; wide and 65’ long, with a driveway apron and setbacks on all sides.. The property on the south and west sides is an empty lot; on the north are two houses.

6. 3332.19: Permit a principle building to be built facing an alley. The lot geometry is such that there is no alternative, to opening onto an alley, and other garages on this stretch open onto that same alley.

Zoning Committee Meetings

The June meeting of the Zoning Committee will be on June 8 at the Columbus Metro Libraries Northern Lights branch, at 6:30 p.m.

The July meeting of the Zoning Committee will be on July 13 at the Columbus Metro Libraries Northern Lights branch, at 6:30 p.m.

Zoning Code Update Meetings

The city Zone In Advisory Committee meets monthly; details are posted on the Zone In Columbus website: <https://www.columbus.gov/zoningupdate/>

The city's zoning code update meetings begin in May; the schedule is posted on the Zone In Columbus website, under "How to Engage". The following topic-specific "Zone In On" meetings have been announced:

- **Development** - How can modernized zoning support better development in Columbus? **May 24**, 2023, 6 PM - 7:30 PM @ Linden Community Center, 1350 Briarwood Ave, Columbus OH 43211
- **Our Main Streets** - Are mixed-use "main streets" an answer to equitable growth in Columbus? **May 31**, 2023, 6 PM - 7:30 PM @ Schiller Community Center, 1069 Jaeger St Columbus OH 43206
- **My Business** - How can modernized zoning support the success of my business? **June 8**, 2023 @ Virtual, details on Zoning Code Update website

I-71 SmartLane Project

The Ohio Department of Transportation, District 6 is holding a stakeholder briefing for the I-71 SmartLane project, which proposes implementing a SmartLane in each direction on I-71 between I-670 and I-270 North. Like on I-670, this would open roadway shoulders to motorists during rush hour, when they need congestion relief the most. ODOT's webpage describing this project is <https://www.transportation.ohio.gov/projects/projects/109164>

The briefing will inform stakeholders about the project and seek input on the maintenance of traffic plans and build and no-build options. Your input will be invaluable to the success of this project.

Information about the meetings: <https://publicinput.com/x2577>

1. The in-person briefing will be held on: Thursday, May 25, 2023 from 6:00 p.m. to 7:30 p.m. at the Linden Community Center, 1350 Briarwood Avenue.
2. A virtual briefing will be held on: Thursday, May 25, 2023 at noon. The signup form is at the meeting info page listed above.

Columbus E-Bikes Incentive Pilot Program

Columbus is developing a program to provide financial assistance to people who purchase e-bikes. More information at <https://www.columbususebikes.com/>

Bikeways and Micromobility Plan Update

This summer, Columbus will be start the revisions process to update its 2008 Bicentennial Bikeways Plan. To learn more about the 18-month update process and subscribe to their newsletter, visit <https://www.columbus.gov/bikeways/>

Useful links

A list of Columbus' zoning districts and some of their key characteristics: <https://www.columbus.gov/WorkArea/DownloadAsset.aspx?id=45545>

The full zoning code:

https://library.municode.com/oh/columbus/codes/code_of_ordinances?nodeId=TIT33ZOCO

Columbus' Zoning map:

<https://gis.columbus.gov/zoning/>

The Franklin County Auditor's property search:

<https://property.franklincountyauditor.com/web/maps/mapadv.aspx>

North Linden Area Commission webpage:

<https://cbusareacommissions.org/north-linden/>

Columbus Permits Portal <https://portal.columbus.gov/Permits/>

Note that not all permit applications have the permits or supplemental material available for download. Demolition permits are listed under "Zoning Applications".

