

North Linden Area Commission Zoning Committee Meeting Agenda. June 8, 2023

Call to order

Approval of agenda

Approval of minutes from meeting on May 11, 2023

INSERT LINK TO MINUTES

Draft minutes:



MailChimp Newsletter Proposal

Co-Chair Ben Keith will present a proposal for developing and running a Zoning Committee newsletter, as the Clintonville Area Commission Zoning & Variance Committee does: <https://us14.campaign-archive.com/home/?u=3d4bdc2e75c185cac799714d1&id=2af4434c35>



- The Zoning Committee Chair, or their designee, will maintain an email list of all people requesting notice of zoning matters called the “Zoning Email List.”
- Within three business days of receiving an application, the Chair, or their designee, shall add the application to the draft agenda for the next meeting, including hyperlinks to the applications, any relevant material, and the relevant city code sections. The new draft agenda shall be distributed upon update.
- At least one week before the Zoning Committee’s meeting, the Chair, or their designee, will distribute the draft agenda.
- Distribution of the agenda includes sending it to the Zoning Email List, Committee members, all Commissioners, the designated City Liaison, and to any person charged with communications for the North Linden Area Commission.
- The Chair, or their designee, will work with the relevant entities to make sure that a Zoning Email List subscription form, and a link to the archive of past mailings, are present on any North Linden Area Commission webpage.

Discussion of the Zone In Meetings

Zoning code update website, “Zone In Columbus”:

<https://www.columbus.gov/zoningupdate/>



- **Our Main Streets** - Are mixed-use “main streets” an answer to equitable growth in Columbus? **May 31, 2023, 6 PM - 7:30 PM @**

The City continues to emphasize that it does not have any recommendations, yet. These meetings are to collect community feedback on how zoning code can change on commercial corridors to support the City's needs of increased housing and increased housing density, in a way that enables transit, walking, biking, and safe streets. Recent feedback has been posted at <https://columbus.maps.arcgis.com/sharing/rest/content/items/a9ff142d14ea4c08ab1094b069a15f15/data>



Variance CV23-038 / 2877 Cleveland Avenue

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



- Zoned: R - Residential
- Parcel IDs: 010-073065-00 and 010-073064-00
- Application submitted: May 2, 2022

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 behind 2877 Cleveland Avenue, facing onto the 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.

City Staff marked disapproval on May 19, raising concerns about building profile and commercial use in an area recommended for residential uses in the 2014 North Linden Neighborhood Plan Amendment.

Announcements

The next meeting of the North Linden Area Commission will be 6 p.m. on June 15, 2023, at the Good Shepard Baptist Church, 1555 E. Hudson Street, Columbus, Ohio 43211. The Area Commission meets at the same location and time on July 20, but recesses in August.

The next meeting of the Zoning Committee is anticipated to be July 13, 2023, at 6:30 p.m. at the Northern Lights Library, 4093 Cleveland Avenue. The Zoning Committee plans to recess in August.

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". No meeting or events are currently posted.

Close of meeting