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Current items

The Zoning Committee brings forward one (1) item for the North Linden Area Commission to vote on:

CV23-015 3985 Far Hills Drive

Permit application for 3985 Far Hills Drive, with plan imagery and City Staff comments in the “Attachments” section: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=23LAC&capID2=00000&capID3=00159&agencyCode=CO LUMBUS&IsToShowInspection=>

Applicant Kim Mikanik of Create Collaborative, on behalf of owner Lams Construction Company, seeks to permit a 2-unit dwelling in a SR Suburban Residential District on a 1.07-acre lot. Lams Construction owns and operates more than 300 rental properties in Columbus and the surrounding areas.

- Property record: <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-125628-00>
- Zoning: SR Suburban Residential, among R2F
- Application submitted: February 16, 2023

This was the applicant’s second time before the commission, after the application was tabled at their request at the Zoning Committee’s March meeting.

In response to feedback from neighbors, the developer reduced the triplex to a duplex, rotated it to face the road, and detached the garages so they would fit behind the house.

Neighbors who had previously spoken against the triplex now support the duplex.

The Zoning Committee voted 4-0 with one abstention to recommend approval of the requested variances.

Other Items

Zoning Committee Meetings

The next meeting of the Zoning Committee is anticipated to be May 11, 2023, time and location to be announced. Contact Chair Michelle Dranichak or Co-Chair Ben Keith for more information.

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/>

United Way of Central Ohio will host a Community Conversation on the ways Columbus is changing and how those changes impact Linden. St. Stephens Community House, 1500 E 17th Avenue, on Friday April 28, 6 p.m. to 8 p.m. Zoning Committee Co-Chair Ben Keith’s notes from an earlier meeting are posted at <https://benlk.com/2023/02/25/growth-and-density-training/>

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:

- **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
- **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 - More information to come

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.

If you have any questions about the I-71 SmartLane project, please contact the ODOT project manager, Danilo Puozzo, P.E. at danilo.puozzo@dot.ohio.gov or 740-833-8269. If you have questions about the briefing – contact Nick Hoffman at nhoffman@murphyepson.com or 614-502-8425.

Further information will become available the week of April 24 at <https://publicinput.com/x2577>

1. The in-person briefing will be held on: Thursday, May 11, 2023 from 3:00 to 4:00 PM, at the Ohio History Center - Cardinal Classroom, 800 E. 17th Ave., Columbus, OH 43211. Parking is free; Cardinal Classroom is on the third floor and can be accessed via elevator.
2. A virtual briefing will be held on: Friday, May 12, 2023 from 10:00 to 11:00 AM at <https://us06web.zoom.us/j/84472262330?pwd=emZpTDZrSDNnamJTTTVlRVVGJJZkEzUT09> with Meeting ID 844 7226 2330 and passcode 991635

Columbus E-Bikes Incentive Pilot Program

Columbus is developing a program to provide financial assistance to people who purchase e-bikes. Please fill out this survey to help them develop the program: <https://www.surveymonkey.com/r/ebikes>

General information

Useful links

Columbus' **Newly Revised** Zoning Code Update webpage, with an event calendar: <https://www.columbus.gov/zoningupdate/>

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".