

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:



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 @ Schiller Community Center, 1069 Jaeger St Columbus OH 43206

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

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.

Announcements

The next meeting of the North Linden Area Commission will be June 15, 2023, at UNKNOWN LOCATION.

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 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