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Current items

None. The Zoning Committee brings forward no items for the North Linden Area Commission to vote on.

The June 8 meeting did not have a quorum, and no business was conducted.

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:

- 3332.035: in an R-3 Residential district, permit transfer bus parking for off-site use.
- 3312.035: in an R-3 Residential district, permit parking of transfer buses on a residentially-zoned lot.
- 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'.
- 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.
- 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.
- 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.

At the June 8 meeting, the applicant was not present. A neighbor expressed concerns about this development, including about ensuring utility access to the poles along the fenceline, and whether the Hardy Center's garage would later be bought by someone who would use it as an illegal car shop.

Other information

Zoning Committee Meeting Schedule

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.

Kenlawn Place status meeting

CARE Coalition Linden Social Worker Brittany Worthington hosted a debrief meeting regarding the Kenlawn Place development on May 25. Chair Dranichak attended, and reported back:

- Locals are concerned about the chain-link fence gate between the Kenlawn Place and Kenlawn Park being left open, trash not being picked up, and homeless people sleeping in Kenlawn Park.
- Residents are concerned about homeless people sleeping on stair landings in Kenlawn Place, a lack of parking passes, people driving too fast in the parking lot, and overflowing dumpsters. Kenlawn had promised staff at the complex 7 days per week, but currently only 3 days per week.
- Kenlawn Place has promised to increase staffing to 24/7, and install cameras for crime prevention.

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/>

Our Main Streets - Are mixed-use "main streets" an answer to equitable growth in Colum-



bus? **May 31**, 2023, 6 PM - 7:30 PM @ Schiller Community Center, 1069 Jaeger St Columbus OH 43206

The City emphasized 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>

Building Up My Block: How Decisions Get Made - Join industry and community voices as we discuss how the development process works, the rules that govern how things get built, and the opportunities and barriers that drive equitable development in our neighborhoods. **June 27**, 6-7:30 p.m. at the Historic Lincoln theater, 769 E. Long Street. RSVP at <https://www.eventbrite.com/e/zone-in-on-development-tickets-652119957347>

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.

This proposal was tabled at the Zoning Committee's June meeting, for lack of a quorum. We anticipate voting on it in July, with a goal of launching the newsletter in September.

I-71 SmartLane Project

The Ohio Department of Transportation, District 6 held 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>

Material from the meetings and information on how to file a public comment are at <https://publicinput.com/x2577>

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.columbusbikes.com/>

Their latest newsletter says they're figuring out outreach methods to make sure that eligible people receive notice in time to apply. Eligibility criteria are listed in the newsletter: <https://mailchi.mp/d55c157f7b05/update-columbus-e-bike-incentive-pilot-program?e=2fccd017a8>

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/>

Columbus Council adopted the Vision Zero Action Plan 2.0 at their June 12 session. The Action Plan can be downloaded at <https://columbus.legistar.com/LegislationDetail.aspx?ID=6245362&GUID=B59831B5-F518-4307-AB71-EF381983CBFC>

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".

