

# May 2024 Zoning Committee Meeting Minutes

## North Linden Area Commission

Prepared by Ben Keith 2024-05-09

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### Meeting Attendance

Called to order at 18:38

Members in attendance:

- Ben Keith
- Michelle Dranichak
- Tracy Robinson
- Ebony Fadis
- Carol Perkins
- Dr. Daniel

Audience:

- Joe Kreber
- Nate Wilkins
- Terry Bloor
- David Davis
- John Schwartz
- Jordan Henderson, Nationwide Childrens
- Emily Long Rayfield, Nationwide Childrens
- Peggy Williams, South Linden Area Commission
- Jackie Jones

## Agenda

As on the website: <https://us21.campaign-archive.com/?u=330bc1a667408c7b6f03e46bb&id=342682b89e>

Robinson move, Perkins second, all in favor.

Keith for, Dranichak second, all in favor.

## Minutes

March: Keith move, Perkins second, all in favor

April: Keith move, Perkins second, all in favor

## Demolition Agenda

### DEMO2416481 / 2150 Innis Road

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=24120&capID2=00000&capID3=00018&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-087436-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-087436-00>
- Zoned: Limited Manufacturing
- Application Submitted: April 23, 2024
- Application Received: April 29, 2024
- Automatic Approval: June 28, 2024

Colvin Gravel Co. Inc. on behalf of Nationwide Children's Hospital seeks to demolish a 20,000 sf commercial structure: the former Zettler Hardware store. This is preparatory to construction of a planned affordable housing development.

Jordan Henderson from NCH presents. Paper handout. Demolishing a 1-story warehouse of wood and steel. Building is in poor condition; has had some break-ins in the past. Environmental and asbestos surveys are complete; they've started asbestos remediation and are working on utility disconnects.

Perkins: I am so excited about this, what this will do for our community is huge. The property needs to come down sooner rather than later.

Dranichak: I hope you'll add solar arrays as part of the development.

Robinson: Is this affordable? How many units?

Henderson: 175, combo of rental and homeownership.

Robinson: What's happening to Zettler?

Henderson: They're a chain that is closing this store without plans to reopen.

Timeline:

- demo as soon as approved
- might work with fire department for training before demolition
- construction is a little ways off; still early in planning phases. not in a position to break ground until late 2025 or early 2026.

Ms. Peg: Mixed income?

Henderson: Yes, 30-125% AMI.

Keith moves for, Robinson seconds. All in favor.

## Variations

Healthy Homes LLC is presented by Emily Long Rayfield at Healthy Homes, who oversees scattered-site rental and homeownership.

This is part of about 30 rental units, including single-family and 4-family housing units.



**CV24-046 / 1418-1420 Republic Avenue**

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00464&agencyCode=COLUMBUS&IsToShowInspection=>



- Parcel 010-061395-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-061395-00>
- Zoned: R-3 Residential
- Application Submitted: April 22, 2024
- Application Received: April 29, 2024

Healthy Homes LLC, a project of Nationwide Children’s Hospital, seeks to construct a duplex on an empty lot at the intersection of Osceola Avenue and Akola Avenue. They request the following variances:

- 3332.035: R-3 Residential District, to permit a 2-unit dwelling building as depicted on the site plan.
- 3332.05: Area District Lot Width Requirements, to reduce the lot width from 50 feet to 40.63’ feet (existing condition)
- 3332.27: Reduced Parking Setback Requirements, to reduce the parking set back from the required 10 feet to 2.31 feet
- 3332.22: Variance to Building line from east property line/street right of way line to reduce from 8.2 feet to 5.31 feet

Duplex.

Average rent in Linden is \$860 for a 3br 1.5ba full basement; exact rental rate for this building not yet set.

Building stays under Healthy Homes LLC, part of NCH. It’s not a profitmaking enterprise.

Resident Q: Do you have sufficient rent to maintain the units?

Emily: Yes.

Resident Comment: We live near some multifamily units and they’re not well maintained.

Emily: NCH/HH is an active landlord, maintaining them.

Q: How are these funded? Is there an endowment to keep them maintained? I’m a property manager and I don’t see \$860 covering the bills.

Emily: This is a long-term commitment; we have properties on the South Side that are 20 years old. We have funding from other philanthropy and from the city.

Perkins: This isn’t something new; NCH has been here for the last 5 years.

Q: Are these for sale?

Emily: Not these properties; they’re for renting. But we do sell single-family houses at 120% AMI, just not these.

Q: Who owns title?

Emily: NCH, for these properties.

Q: Do you do background checks?

Emily: For tenant screenings, we do.

Comment: I’d like to see these as single-families.

Q: Cost?

Emily: Over \$500k per duplex.

Comment: I’m afraid that cramming people into a space is going to hurt property values.

Robinson: I’ve gone to 6-7 meetings downtown, and leaders have made it clear that Columbus can no longer put everyone in a 2400 square foot single-family home. We can’t keep building those and have a place for

working people to live. And these groups work with the tenants to improve their financial situation so they can eventually buy their own house.

Dranichak: This is one piece of the thing about providing a variety of different housing types. And we need density to support our businesses.

Q: Don't we have enough people living here already/

A: We don't.

Q: I think we shouldn't be pushing people to rent.

Commissioner Fadis: The hospital has wraparound services to move renters to homeownership.

Applicant: Nationwide currently has 28 properties in contract to be sold to low-income families. But that's just part of NCHs Healthy HOMes Healthy Families group, which has lotsof other resources to build financial independence for people.

Q: Is this section 8?

Emily: We do accept CMHA vouchers; you have to accept those.

Commissioner Robinson: Recommends other residents visit the Zone In Gallery.

- Keith moved
- Robinson second
- Fadis abstain
- Robinson aye
- Dranichak aye
- Perkins aye
- Keith aye

#### **CV24-047 / 1423-1425 Briarwood Avenue**

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00465&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-061434-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-061434-00>
- Zoned: C-4 Commercial; rezoning not needed
- Application Submitted: April 23, 2024
- Application Received: April 30, 2024



Healthy Homes LLC seeks to construct a duplex on an empty lot at the intersection of Briarwood Avenue and Dresden Street. Variances requested:

- 3332.035: R-3 Residential District, to permit a duplex as depicted on the site plan
- 3332.22: Building Line Requirements, to reduce the building line from 8.2 feet to 5.31 feet on both sides of the property.
- 3332.05: Area District Lot Width Requirements, to reduce the lot width from 50 feet to 40.63' feet (existing condition)
- 3332.27: Reduced Parking Setback Requirements, to reduce the parking set back from the required 10 feet to 2.3 feet

The C-4 zoning would otherwise require a rezoning, but City staff are allowing this to go through as a Council Variance. It is otherwise the same as the Republic Avenue property.

Otherwise the same as the other property.

- Keith moved
- Perkins second
- Fadis abstain
- Robinson aye
- Dranichak aye

- Perkins aye
- Keith aye

**CV24-048 / 2585 Osceola Avenue**

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00466&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-074293-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-074293-00>
- Zoned:
- Application Submitted:
- Application Received:

Healthy Homes LLC seeks to construct a duplex on an empty lot at the intersection of Osceola Avenue and Akola Avenue. Variances requested:

- 3332.035: R-3 Residential District, to permit a duplex as depicted on the site plan.
- 3332.05: Area District Lot Width Requirements, to reduce the lot width from 50 feet to 40 feet. (existing condition)
- 3332.13: R-3 area district requirements, existing lot is 4,940 sq ft., which is less than the 5,000 sq. ft. requirement. (existing condition)
- 3332.22: Building set back requirements reduced to 5 feet along Akola Ave.
- 3312.27: Parking Setback reduction reduced from 10 feet to 4 feet.
- 3321.05.B.1: Vision Clearance triangle, parking pad encroaching the 10' triangle for the intersection of the alley and Akola Avenue.

This lot is a hair smaller than the minimum size for the code; this is an existing condition.

Momentary discussion of the vision clearnace triangle on the alley; the curb is such that someone on the alley would be able to see out anyways.

Neighbor: I would like to see this be a SFH. But it was torn down before, after a fire. I hope for safety, and I know that things are going better in this area. I wish Children’s Hospital could buy more houses and keep them affordable.

Neighbor: Who oversees the voucher system? Who makes sure that they’re still complying with the vouchers?

Dranichak: The voucher system still allows the landlord to keep an eye on the system. It’s up to the landlord to screen. And if the landlord is absent, complain to 311. Every rental property has a registered contact on the franklin county auditor’s site.

Joe Kreber: There are no duplexes on this block. They are down near Hudson. I compared single-family home sales surrounding duplexes. Next door, those houses sell for about \$10k less. Our neighbors are 100% opposed

Fadis: there are other duplexes in the area.

- Keith tables to next month.

**CV24-049 / 2462-2464 Azelda Street**

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00467&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-073017-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-073017-00>
- Zoned: R-3
- Application Submitted: April 23, 2024
- Application Received: April 30, 2024

Healthy Homes LLC seeks to construct a duplex on an empty lot on Azelda Street near Hudson Street. Variances requested:

- Section 3332.035: R-3 Residential District, to permit a duplex as depicted on the site plan



- Section 3332.05: Area District Lot Width Requirements, to reduce the lot width from 50 feet to 40 feet (existing condition)
- Section 3332.13: R-3 area district requirements, existing lot is 4,931 sq ft., which is less than the 5,000 sq. ft. requirement (existing condition)

Tabled to next month.

**CV24-050 / 1555 East Weber Road**

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00469&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-061595-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-061595-00>
- Zoned: R-3 Residential
- Application Submitted: April 23, 2024
- Application Received: April 26, 2024



Healthy Homes LLC seeks to construct a single-family home with a one-story accessory dwelling unit (ADU) on an empty lot near the intersection of Weber Road and Bremen Street. Variances requested:

- 3332.13, R-3 area district requirements, requires that a single-unit dwelling or other principal building shall be situated on a lot of not less than 5,000 square feet in area, while the applicant proposes two single-unit dwellings on a lot that contains 4,670 square feet
- 3332.035, R-3 residential district, does not permit two dwellings on one lot, while the applicant proposes to develop an accessory dwelling unit on a lot along with a single-unit dwelling - lot too narrow for a duplex, so they want to build an ADU. They tend to rent ADUs to single mothers.
- 3332.19 Fronting on a public street, requires a dwelling unit to have frontage on a public street, while the applicant proposes no frontage for the rear ADU - This is how most ADUs work.
- 3312.49 Required Parking, requires two parking spaces per dwelling unit for a total of four parking spaces, while the applicant proposes a total of three parking spaces - Single-bedroom ADUs in HH's experience do not need a second parking spot.
- 3332.21 Reduced Building Setback: Reduce the building set back from 37' to 26.13' - matches neighboring house.
- 3332.27 Rear yard, requires that each dwelling, apartment house, or other principal building shall be erected so as to provide a rear yard totaling not less than 25 percent of the total lot area, while the applicant proposes no rear yard for the accessory dwelling unit Rear Yard and a 19.054% Rear Yard for the front dwelling.
- 3332.05(A)(4): 50-foot wide lot is required, whereas the lot is 33.33' wide (existing condition)

Dranichak Q: How little setback, is there a concern about fire distance?

Q: Narrowest property, why do two homes?

Emily: Because it's so deep. And we thought that someone there would use the bus line on Weber. Lot width won't hold 4 parking spaces. Accessory building is smaller. Our average tenant is single mother with 1-2 kids, 0-1 cars.

Tabled to next month.

**Other business**

None

**Upcoming business**

None

**Announcements**

As in the agenda.

Perkins:

- we need to meet earlier

- we need to buy postage; need a number from Dranichak.

## **Closure**

Keith moves to close; Fadis-Robinson-Perkins second, all in favor.