

# June 2024 Zoning Committee Special Meeting Minutes

## North Linden Area Commission

Prepared by Ben Keith 2024-06-13

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### Meeting Attendance

Called to order at

Members in attendance:

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

Quorum? Yes, barely. Commissioner Fadis must abstain from any of the Healthy Homes variances.

Audience: Many.

### Agenda

As on the website: <https://us21.campaign-archive.com/?u=330bc1a667408c7b6f03e46bb&id=6612c2527f>



### Minutes

None.

### Demolition Agenda

None.

## Graphics Agenda

None.

## Variance Agenda

### BZA24-058 / 3134 Medina Avenue

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00534&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-075672-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-075672-00>
- Zoned: R-3 Residential
- Application Submitted: May 14
- Application Received: May 14

Section 8 renter failed inspection; got kicked out by Section 8 instead of allowing remedy. Received bad advice from Section 8 regarding whether a permit was needed for the deck. Did pull a permit for everything else. City could not find original plat for the lot; determined that the new front of the deck is too far forward into the setback. Would not need a variance if it were a patio or were enclosed. They're still 22' off from

Move: Keith Second: Dranichak. Approval: 4 aye

**Resolution:** Recommend approval

### BZA24-059 / 2444 Renwood Place

Application: <https://ca.columbus.gov/ca/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00556&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-062078-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-062078-00>
- Zoned: R-3 Residential
- Application Submitted: May 20
- Application Received: May 20

Healthy Homes wishes to construct a single family home with a side driveway that encroaches 2 feet into the 5 foot side yard setback. Existing pattern in the neighborhood; almost all have a parking pad in this area. No alley access in this neighborhood.

Allowing the parking pad to encroach 2 feet into the 5 foot side yard setback. Existing pattern. No alley access.

**Resolution:** With commissioner Fadis recused, we were unable to move on this item.

### BZA24-068 / 2357 – 2359 Linden Ave

Variance in order to allow 3 so that utility poles don't have to be moved.

Commissioner Michelle Dranichak: "I want to be able to say yes on these. There's a fire hydrant out front, so there's no on-street parking. Cars parked on curb. I had a relative who owns a double and there have been fights over that."

Emily Long Rayfield, on behalf of Healthy Homes: "We don't like to do stacked spacing. We haven't had problems with 3 spaces in a duplex in the past; in our duplexes the average renter has only one vehicle."

Comment from community: It's hard to get down that street with a modern SUV if cars are not parked on the curbs.

Dranichak: "In the current form, I would not be in favor. I think stacked parking would be better."

Q from neighbor Joe Kreber: Is there a problem making this a single-family house on this lot?

Emily: "We would like to build a duplex on this lot, to be able to house more families."

Kreber: "But you don't have enough parking for the neighborhood. That's a problem. We don't need more parking problems in this area."



Commissioners: We need more housing.

Commissioner Keith: “Your duplexes only have one car per resident, on average, so with three spaces there would not be an issue caused by this house. The parking issues would be caused by every other house on the street who has cars.”

Kreber: I disagree.

Commissioner Dranichak notes that she would be a “no” vote.

**Resolution:** With commissioner Fadis recused, we were unable to move on this item. Commissioners seemed favorable.

**BZA24-059 / 2525 Renwood Place**

Application: <https://ca.columbus.gov/ca/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00558&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-059994-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-059994-00>
- Zoned: R-3
- Application Submitted: May 20
- Application Received: May 20

Healthy Homes wishes to construct a single family home with a side driveway that encroaches 2 feet into the 5 foot side yard setback. Existing pattern in the neighborhood; almost all have a parking pad in this area. No alley access in this neighborhood.

Same as 2444 Renwood.

No commissioner comments or questions.

**Resolution:** With commissioner Fadis recused, we were unable to move on this item. Commissioners seemed favorable.

**CV24-048 / 2585 Osceola Avenue**

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
- Application Received: April 23

Just a variance for a duplex, and for the usual existing conditions of lot width and lot size:

- 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)

R-3 zoning;

- dominant ask is to permit a 2-family zoning.
- Other variances are needed no matter what would be built in this area: Lot width, lot area, setbacks.

Kreber: “I did some research on the land bank. There’s 800-plus lots to build on. I really really like the idea of building a single-family home, where there’s an opportunity for ownership, or through the 99-year lease program that you guys participate in. We don’t want a double in this location. You’re dropping this double into a neighborhood that doesn’t have any other doubles, and it’s gonna devalue the neighborhood. This neighborhood, this block, this area, has over the last several years, has come up in value. Homeowners are buying old rental units and rehabbing them, and moving in. We have several people here who have done that. We don’t need another double. We need to have affordable housing, but why can’t it be a single-family



home? You're asking for setbacks and variances that are going to crowd this corner intersection and make it unsafe, both for parking and also for traffic. It's already unsafe."

Neighbor 2: "I live across the street from this lot. There's a fire hydrant right in front of the property. Obviously no one's been by there, because there's a man living on the property in a car with no plates. And then the renters down the street, tearing the yards up, trash all out in the front yard. I mean, we just bought our house, less than five years ago. It's just not —"

Commissioner Perkins: "Have you reported...?"

2: "I have. Let me tell you, the old lady that lives across the street don't even drive. She's got two cars in her parking lot, and two cars out front. I can't get out of my driveway half the time. And then somebody parked their car, continues to put plates on it, right in front of my house. Call 311? You can't never get through. I've called them, they say would come out and strike the tire, it's never been done. The police were here for the shooting down the street; he said he would mark it, never been done."

Perkins: "When was the last time you called 311?"

2: "I don't know. It was probably the day of the shooting."

Neighbor Terry Bloor: "Last week."

Keith: "In the last couple of area commission meetings, the police representative, Officer Varney, said that the City would be doing a massive towing campaign of abandoned cars. The thing is that the City doesn't do this for every one-off thing; they get every towing company in the area together and they do all the towing in a specific area as one sweep within an area."

2: "But just putting a tag on it in the middle of the night—"

Keith: So actually they can't do that, because it's a Fourth Amendment violation. Marking a car counts as a seizure, and they can't do that without a warrant. So they can note the car's existence, but they're not going to chalk the tires. They haven't been able to do that for, I think, about 20 years.

(note: this is only true in the Sixth Circuit, which includes Ohio, and has only been true since 2022: <https://www.seattletimes.com/nation-world/chalking-tires-for-parking-enforcement-ruled-unconstitutional-by-federal-appeals-court/>)



2: "So it doesn't move; it hasn't been moved in two years. So as long as he keeps putting a tag on it, it can sit there, in front of my house, which makes it hard, when two cars are in front of me, to get out of my house."

Keith: "Yes, but they also have a right to park there."

Dranichak: "There's a limit of 72 hours. But for what it's worth, I'll contact the City on your behalf; we'll try to elevate this to see if we can get some action on that."

Bloor: "What we're saying is that there's two cars on one side of the street, and one car on the other side of the street, which does not allow anything but a single vehicle to go between them. They've been sitting there since last year. I can look out my storm door, and see four abandoned cars. There's another one parked in somebody's front yard, and there's another one parked on the sidewalk. Something has to happen. We've tried and tried, and haven't had any kind of a response."

Dranichak: "We will try to help you."

Bloor: "Now you want five variances on a lot across the street."

Keith: "Most of these variances are something that would have to happen for any house that gets built on this lot, whether it's single-family or multi-family."

Dranichak: "[That's] based on code that hasn't been updated since the 1950s, and most lots in Columbus don't comply with that."

Keith: "Most lots in North Linden are too small under the current code. The current code was not written with North Linden in mind."

Dranichak: “Even for a single-family, most of these, if not all, would be needed.”

Perkins: “Let us get your information, because we can at least deal with the car issue.”

Audience: We certainly hope.

2: “What about the abandoned car that the man is living in, on the lot that you’re going to build on?”

Keith: “Well, it seems like building a house there would get rid of the abandoned car, then.”

2: “He don’t even have plates on.”

Dranichak: “And I would ask of Healthy Families: Do you own that lot now?”

Emily: “This lot, we do not. The Land Bank currently owns this lot.”

Dranichak: “We’ll reach out to the Land Bank about that issue. It definitely needs dealt with.”

[Wilkins comment on 2357-2359 Linden Avenue]

(added from later in meeting, since this is relevant to this property:)

Keith: “It seems like we were inclined to grant, but go ahead and make your comment.”

Wilkins: “We’re leaving out the multiple-disability people. I would like to see something prioritized for these people to occupy these homes, for low-income. I don’t mind that we’re building these homes, but we want to put old people into these homes for a lower rent subsidy. I’m all for this, but I want to speak on Linden, too. This property was a duplex at one time or another.”

(note: Google Street View shows the property, and the adjacent lot, as duplexes. Both were boarded up between 2011 and 2014.)

Wilkins: “The same opportunity can be given to elderly people. I have notes; I ran into a couple people, that really can’t pay a substantial amount of money from Social Security income. Most of these people would like to have the opportunity. There’s no real provision for multiple-disability people or the elderly population to live out here in the state of Ohio. I know Linden has come on board, Habitat is coming on board, but we have to take care of our elderly and vulnerable people out here that live in these communities. If they’re not being taken care of, what are we doing here? Are we just building houses for other people, and not looking at the elderly and disability population?”

Emily: “We do build fully ADA-accessible units. They just don’t need to come in front of this commission for the variance. We do have ADA-compliant units. Traditionally we’ve built stuff for families. Three bedrooms, because we are Children’s Hospital, we care about kids’ overall health. Moving into this upcoming year we’re diversifying our portfolio, so we will have some one- and two-bedroom units, to maybe have a lower rent for residents who don’t have large families. So we are changing some of that. And we do have sensory-impaired units, for those who are hard of hearing, or seeing-impaired.”

Wilkins: What I have notice, Are you building for the people with disabilities, outside of this facility (Homeport’s Mulby Place)?

Emily: Yes. I can follow up with you.

Wilkins: Thank you.

Dranichak: “But also, there are different models for different companies. They’re just one agency, and they have their model. And Mulby Place — which is very nice; this is the first time I’ve been here — this is for elderly people. So there are things being built; it is a very legitimate concern. Not every unit is going to be for that.”

Sherrelle McCoy: “I’m the property manager here at [Mulby Place]. I’ve just been overhearing some things, and I do think we’re doing a better job when it comes to catering to the senior population, just from development that we’re able to physically see. However, just because it was spoken of, because it came up in the meeting, I think that when it comes to ADA units and senior citizen units, we do need to pay attention to security. Because it becomes a target, because the whole entire community knows: this is where the ADA

units are. This is where the senior citizen units are. And then we build, but we don't secure. So then it gets ran down, and the crime rate goes up. So I think that's something we might want to take into consideration, to take care of the projects that we do have, while we're also building. When we think about development, we don't want to just think about build-build-build, and then have a bunch of crime disasters everywhere. So I think that's something that y'all might want to take into consideration."

Brandy: I live on the other side of Weber, so I'm technically not in the neighborhood, I'm still North Linden — [Commissioners reassure her that's okay] — To touch on what they're saying, They're both good ideas, why not keep a single-family home but get with Creative Housing? That offers security and it offers ADA or senior citizen assistance. I don't know if you guys've heard of Creative Housing, but they offer low-income for people with disabilities. They get with agencies to provide in-home healthcare.

Emily: I'm not familiar with them, but we can look into working with them.

Brandy: "Creative Housing works with (Citygate?) It's kind of like Section 8, and they do all the ADA regulations, rails and everything. Security systems, fire alarms, carbon monoxide alarms, those kinds of things, that gives seniors security on this but also caters to people with disabilities and in accordance with the ADA regulation, while still keeping it single-family instead of the parking situation, because my mom is on that street. I have to back out a certain way to get out of the driveway, without hitting people's cars. Again, the cars are not moving, When you have a double, there's no room for a garage. So that means there's some type of lot, or plot, or carport will be there, but if that's a single-family home it means a garage can be put in place, or they would have their own designated parking, versus on-street parking at that intersection there."

Emily: "So the variance we're talking about right now has all four parking spaces that are required by code.

"Unfortunately, some of the other ADA units we build, we're not presenting or variances for those, because they match the code. So we do do some of that, absolutely can look into that. As far as this variance goes, we do have all the off-street parking that is required by the City from us for this specific number of units."

Brandy: "So what happens when people violate that? When people say, 'we're calling 311'? We called the police all the time. We have three abandoned houses. There's one on right across from me, there's one (at adair) right across from me, there's one right next to me. And, so, we call the police there; they're short-staffed, or they have to get to the top-tier property. The 311 department doesn't return your calls. The City and the police department don't communicate with each other, so we're racking up all these police reports from police calls, while also calling Miss Coleman or whomever else is on the board at the City, and no one's communicating with each other and we're all left, like, no one's communicating with us. Meanwhile, we're watching our property value go down with all these orange and red stickers all over our street."

Emily: "So for this specific property, if there is an abandoned car, we will take care of it. We have our property management company, we have our team, I'm out here, honestly, we're all out here, probably more than five days a week, so we're always checking. If you go to the Auditor's office, and you click on that parcel, there is rental contact information. There should be. Every landlord should have their rental contact information on there. You can call."

Kreber: "All your homes have no rental contact."

Emily: "These, we don't own them yet, so it's still the Central Ohio Community Land Trust."

Kreber: "I'm talking about homes you've built. I haven't seen any rental contacts."

Emily: "There should be. And if there isn't, please let us know what those addresses are, and we'll get it corrected. Because I have gone through every single one myself, so if I have missed one, I'm happy to correct it."

Dranichak: "But in answer to what you're saying, those are legitimate concerns. The full commission meeting is next week; this is the Zoning Committee, and this is for their property. They're not responsible if there are cars that are on the street; that has nothing to do with them at this point, and they're not really the folks to speak to that. We can try to help with 311, those issues that do need to be addressed."

Brandy: "I guess the question is, for this particular property: Why does it have to be a double?"

Emily: "We would like to house more families."

Dranichak: "And it's more cost-effective to build two units than one."

Emily: "To keep our rent lower and more affordable."

2: [crosstalk]

Dranichak: "This lot is an R-3 lot. It's not a single-family lot."

Keith: "It is a single-family lot. I is an R-3 and it does require a variance for the duplex."

Kreber: "So."

Keith: "One more question."

Kreber: "I'm trying to redirect the conversation back to Osceola, can I do that?"

Keith: "Yup."

Perkins: "Please."

Kreber: "We'd like a recommendation from you folks, the zoning area committee here, to oppose this duplex."

Keith: "And what is the reason that you would like us to oppose the duplex?"

Kreber: "You're creating congestion and parking issues, you're devaluing the neighborhood. I've got data to prove that, I'm a licensed realtor, I have a real estate brokerage, I've already done the study, I can present that at any time. I can show you that it's going to cost homeowners on this block five to fifteen thousand dollars in lost value over the next several years."

Keith: "The unfortunate reality is that if we build any housing at all in the city, housing prices will come down. And that is in fact why the City wants more housing to be built in Columbus, is to bring housing prices down. The reason that rent is so high, the reason that houses are unaffordable, is because we have not built enough housing. If we built enough housing, in order to bring rents back down, in order to bring housing prices down to where they are affordable —"

Kreber: "That's truly an oversimplification."

Keith: "No, that's not an oversimplification."

Kreber: "It is. As a realtor, my research indicates we need to build about ten thousand homes for the next ten to fifteen years, in order to have any chance of keeping up with housing demand."

Keith: "You're undershooting. The City has said that we need to build *twenty* thousand per year."

Kreber: "So I understated."

Keith: "So if we want to build that housing as fast as we can, we need to build duplexes. And triplexes. And quadruplexes."

Kreber: "But they don't have to be on our block where it's all single-family homes."

Keith: "There are duplexes further down the street."

Kreber: "[crosstalk] the rest of their life's investment in the neighborhood, and they're invested directly. Including myself."

Perkins: "Excuse me just a minute, because we're already getting away from the decorum and the information we're trying to deal with. First of all, this, for all intents and purposes, is information-only. We don't have a quorum to vote on anything tonight."

Kreber: "You don't make recommendations?"

Keith: "We don't have a quorum to vote on a recommendation."

Dranichak: "Tonight we can't."

Kreber: "Because you don't have a quorum?"

Perkins: "Because we don't have a quorum."

Dranichak: "We just make a recommendation to the City."

Keith: "We make a recommendation to the Area Commission; the Area Commission makes its recommendation to the City."

Perkins: "Yes. And it sounds as though maybe this is a conversation that we want to build for City Council. Because changes are going to come. I don't know if you've been paying any attention to City Council meetings, but individuals such as yourself can come to address Council to say that they don't want to see this in their neighborhood. But Council and the Mayor have said: there's going to change. We have a shortage of housing. And we need to get people off the street, we need to take care of seniors, we need to take care of persons with disabilities. And I want to say: We hear what you're saying. But the second time: For the purposes of this meeting: we're just having a conversation. Our meeting next week is the full commission. We cannot bring this information to the full commission until we get this resolved here. So does everyone understand, are all of us clear? And I invite you all to the meeting next week, so you know what we're doing."

2: "So we should recommend for it to not be a duplex, to you guys?"

Perkins: "You would, but again, we cannot vote today. But we hear you."

Keith: "We can't vote right now."

Wilkins: "Not to interrupt, but I'd like to inform this man. I went to City Council the other day. They had a zoning, and I mind you, it was a full house. I went there Monday night, and it was packed. On Dublin Road, they want 230 units. It was a full house, people arguing, fussing and fighting. People got up before City Council and talked. Three people was against. Shannon Hardin passed the whole thing. You have to go to City Council. Your voice will be heard. I guarantee. I go to City Council all the time. We talk about this stuff; I get this stuff. The City is constantly open on this. I do hear your concerns. You ought to go to City Council. You have concerns, you got to go to City Council. All they do here is make recommendations. They don't have a full body of council here yet. I hear you, and I'm listening to you, but you're going to have to go to City Council and state your case. 'Cause you live on that block, and you like that block, and you don't want this to happen? Carol Perkins is telling you: Go to City Council with your documents and the proof that you had. You're a real estate investor? Go. You don't have to go one time; go multiple times, so that they know who you are. Because this stuff? I'm looking at this. They're passing this stuff. The Zone In process in the City of Columbus. All of the state, all up and down Cleveland Avenue: People don't like this. I like what I see, but some of the area is going to need to be vamped up. Yes, we all got to. 50,000 people are coming. And I know you, it's really frustrating, but your first thing to do is take this to City Council, because City Council does listen. I've been here 25 years, and I want to get involved. That lot over there? Its not being developed yet. I'm doing everything for that lot. So,"

Commissioners: Thank you, Mr. Wilkins.

Keith: "We have heard your comments. I have one more question for the gentleman who did the realtor research, and that is: Which is more valuable in terms of house sales? Is it more valuable to have an empty lot with someone squatting in it, in a car without tags, or is it more valuable to have a house next door, when it comes to selling your house?"

Kreber: "It's optimal value if you build a single family home."

Keith: "Okay, but that's not what we're talking today. We're talking either an empty lot with someone squatting on it in a car without tags, or —"

Bloor: "Why are you accepting the limitations of what the options are?"

Dranichak: "Because that is what someone has brought."

Keith: "Because that is what someone is proposing to us. The options are an empty lot, or a duplex. Which is more valuable to you?"

Kreber: "That's not the case."

Keith: "This is what is before us here at the meeting tonight."

Kreber: "We'd rather have the empty lot if that is the case."

Keith: "You'd rather have someone squatting, have the trash build up?"

Kreber: "Well that's not really the issue."

2: "The place is an eyesore."

Kreber: "The City enforcement, or lack of enforcement, is really not germane right now."

Keith: "But you were just here complaining about the City's lack of enforcement, and that someone was sitting on the lot and using it to handle stuff."

Kreber: "That's just a nuisance. It's disappointing to us that we get no response. Not to mention, for example, that I have to cut the lot. I've been cutting the lot, the grass, for 4 years now. It's owned by the land bank, and there's not maintenance of the property. And that lot, you want to build on?"

Keith: "There are empty lots behind my house and the City does maintain them, so that suggests that you've been letting the City free ride on your good will."

Kreber: "I see. So we're a bad citizen because we cut the grass."

Keith: "No! You're a good citizen. You cut the grass for them. But if you weren't there cutting the grass, then someone would complain that the grass wasn't cut, and they would assign someone to cut the grass, is what I'm saying. Because you're taking care of the problem, they never know that it is a problem."

Kreber: "We take turns, on either side of that lot, we're cutting the grass. And someone from the City, or whomever owns, hey're responsible — they send someone over to cut the grass, and they cut the grass at a higher height, when we just cut it. And they get paid."

Keith: "So stop cutting it."

Kreber: "Why? We don't want long grass, eighteen inches tall."

Keith: "And neither does the City."

Kreber: "We don't want abandoned cars with a homeless person living in them."

Keith: "But you're opposed to constructing a duplex."

Kreber: "Yes, we are, because it's going to devalue the neighborhood. We have a really nice block.

"And I know where you live, across from the park, and it's great! You'll never have this risk of them building a double next to your house."

Keith: "Actually, I do. On the other side of the alley."

Kreber: "Behind you?"

Keith: "Yes."

Kreber: "But not on the park, not on your street."

Keith: "There some empty lots there."

Fadis: "As we mentioned last month, there's also a duplex right around 2536 Osceola."

Kreber: "Closer to Hudson, that's correct."

Fadis: "That's just a few doors down from Akola."

2: "Anything south of Akola is trash."

Fadis: "It's a yellow duplex, side-by-side, so just to your point hat there are no duplexes on that block..."

Kreber: “It’s not on the same block. It’s the next block closer to Hudson. We’re talking about a block here, right at Akola.”

Fadis: “It’s very close.”

Kreber: “But you’re inserting a duplex right in the middle of single-family homes.”

Fadis: When Healthy Homes takes over the property, they do assume yard work and maintenance for the property.

Fadis: Encourages folks to use the 311 app. I get responses very quickly.

Keith: Email to 311@columbus.gov works very well.

Dranichak: 311 tells us that when something gets complained about in Clintonville, 50 people complain. Very few people complain in Linden. So the more people who use the 311 app, the better. I’ll look into the cars; I’ll put in a complaint.

Bloor: Come by on Sunday, when the church is open. It’s . . .

Dranichak: It is public parking. Now if it were abandoned cars, that’s a different matter.

Bloor: You have to consider things like how many cars are parked there.

Dranichak: I hear you.

Bloor: Is that church big enough to handle five people per car?

Keith: That’s the church’s problem.

Dranichak: There’s a limit to what we can do on a public street. People are entitled to park there. But they’re not entitled to leave a car there for more than 3 days, they’re not entitled to abandon cars.

Bloor: Cruise by on Sunday; see what it looks like.

Dranichak: I will, but I don’t know that I can do anything about that. I hear that issue. I believe it can be frustrating. But I don’t know that it’s an issue we can do anything about.

Bloor: They’re parking next to fire hydrants, in my yard, things like that. And they get upset when I tell them that I’m gonna call the police.

Dranichak: And you absolutely have the right to do so. I’ll drive by on Sunday and see.

Keith: Anyone else for 2585 Osceola?

**Resolution:** With commissioner Fadis recused, we were unable to move on this item. Commissioners seemed favorable.

### **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
- Application Received: April 23

Just a variance for a duplex, and for the usual existing conditions of lot width and lot size:

- 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)



Just a variance for a duplex. Lot width and lot size for existing conditions.

No questions from commissioners or public.

Keith says he will recommend we recommend approval of the variance, but we cannot vote.

**Resolution:** With commissioner Fadis recused, we were unable to move on this item.

**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
- Application Submitted: April 23
- Application Received: April 23



Variances requested:

- 3332.21 Reduced Building Setback: Reduce the building set back from 37' to 26.13'
- 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
- 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

This is an ADU with a main house. Site plan has changed in response to City and public comments: Fence between properties, sidewalk along the edge of the property. Currently building ADUs in the South Side.

Purpose of this is to provide a 1br 1ba house at lower rent, with the main house at their standard at 3br 1ba.

City had requested the walkway from Weber to the rear house.

Dranichak: Is it possible to preserve existing mature trees on the back of the property?

Emily: Probably not. But we do plant trees in their place.

Wlkins: I like what I see, but think again about the elderly and disability population. We want high-tech security. The City is leaving them out. We don't want to leave them out. They've worked hard all their life. We want to make sure they're safe.

Keith: Do you add security systems?

Emily: They have security doors, and tenants can add their own system if they want to.

Dranichak: I had previously raised a concern about parking. I don't have the parking concern now, given how small the rear unit is.. I have concerns about how narrow the lot is, it's 33.33 feet wide. The houses look very narrow.

Emily: This lot selection is based on depth. There really is no other lot that is available to us through the Land bank that is this deep. It's narrow, but it's deep. We could never fit a double here because of how narrow it is.

Dranichak: Top-and-bottom double?

Emily: Very expensive.

Dranichak: Concern about where trash bins will be placed.

Keith: Tree preservation?

Emily: We'll look into it.

Dranichak: What does the possibility of SFH look like?

Emily: Generally, there's not a lot of lots available from the Land Bank. To keep rents down, we're trying to get creative.

Kreber: There's a lot of Land Bank lots. Only about 16% are built on; 84% are vacant.

Emily: But not all of those are available to us.

Kreber: I wouldn't know that.

Emily: That's why I'm answering your question.

**Resolution:** With commissioner Fadis recused, we were unable to move on this item.

**BZA24-064 / 1480-1488 Oakland Park Ave**

Application: <https://ca.columbus.gov/ca/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00576&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-097083-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-097083-00>
- Zoned: C-4
- Application Submitted: May 22
- Application Received: May 22



Variances requested:

- 3312.21 Headlight screening: Required parking aisle width does not provide adequate space for screening. Request is for no screening.
- 3312.49 Required parking: Current code requires 24 spots; maximum code-compliant spots allowable is 17. Request is for variance for 7 spots.
- 3312.27 Parking Setback: Compliance with current parking setback results in loss of 7 spots allowing for only 10 spots. Request is for a 10' variance along Oakland Park Avenue.

Tabled to next month by request of the applicant. The request was in an email from the applicant's lawyer to Zoning Committee Chair Keith.

**Tabling**

Since the Zoning Committee lacks a quorum to vote on the Healthy Homes variances, Commissioner Keith raises the option of tabling to July.

Healthy Homes requests that these items get considered earlier, since Council does not meet in August, and that would push construction back to September. This would cause problems for Healthy Homes.

NLAC Chair Perkins says that AC could pull these items from the AC docket.

**Announcements**

As on the website: <https://us21.campaign-archive.com/?u=330bc1a667408c7b6f03e46bb&id=6612c2527f>

Perkins recognizes the Mulby Place property manager and thanks her for accommodating our meeting tonight.

Tiffany, from City of Columbus: I work in Department of Public Utilities, office of Sustainability: If you're not planning to attend the full AC meeting next week, know that Blueprint Columbus are beginning a new area between Hudson and Weber, preconstruction meeting at 5:30 p.m. on Thursday the 20th, including a parking lane improvement on Weber. Paperwork and fliers in the back.

Smith: Q about how to build a deck, permits.

Keith: Talk to BZS.

Joe: :wave:

Keith: Or talk to Joe! He just went through this process.

Q: What is the NLAC?

Perkins answers.



## Closure

Moves: Keith Vote: unanimous aye