

July 2024 Zoning Committee Special Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2024-07-11

Contents

| | |
|--|----------|
| Meeting Attendance | 1 |
| Agenda | 1 |
| Minutes | 1 |
| Demolition Agenda | 2 |
| DEMO2426571 / 3470 Ontario Street | 2 |
| Variance Agenda | 2 |
| BZA24-064 / 1480-1488 Oakland Park Ave | 2 |
| Upcoming | 3 |
| Announcements | 3 |
| Other comments | 3 |
| Closure | 3 |

Meeting Attendance

Called to order at 18:6

Members in attendance:

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

Quorum.

One member of audience: Nate Wilkins.

Agenda

As on the website: <http://eepurl.com/iTCPxM>

Unanimous adoption.

Minutes

May minutes: https://mcusercontent.com/330bc1a667408c7b6f03e46bb/files/82d1b632-d5f6-3834-5a74-2027a304c94c/2024_05_minutes.pdf

June minutes: https://mcusercontent.com/330bc1a667408c7b6f03e46bb/files/40d061b7-cc26-663c-77ad-fe8d20e10ce7/2024_06_minutes.pdf

Due to short notice, consideration of the minutes is tabled until September.



Demolition Agenda

DEMO2426571 / 3470 Ontario Street

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Building&TabName=Building&capID1=24CAP&capID2=00000&capID3=00PW9&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-096724-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-096724-00>
- Zoned: R-3 Residential
- Application Submitted: June 27
- Automatic Approval: June 28

Demolition of a single-family home due to severe fire. The City has already issued the permit; NLAC needs take no action.

Variance Agenda

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.

John Zissis, the applicant: son of mother who owns the buildings; manager of the building. Recently reroofed the building, repainted. Trying to keep the building maintained for the good of the neighborhood. Hired Patriot Protection Services to move the homeless people along, for a year. No longer have that contract. They're interested in contributing to the community, even if it means the property is at a loss.

Mark Antonetz, partner at Sands Decker: John asked for help; city recognized that the site is not compliant with existing zoning. City is trying to get properties up to compliance, requiring variances to document existing nonconforming uses. The City reviewed the preliminary plan. In addition to the parking lot paperwork variances, the owners also relocating the dumpster and redoing the parking striping, to mark ADA. To avoid another variance, the owners are adding a landscape island with a tree.

The City has asked for street trees, but it's difficult due to the size of the parking lot and the size of the parcel. In order to provide the adequate depths of parking spots and drive aisle, there's no space left on the lot for headlight screening. They are also applying for a variance for the parking setback to allow them to retain 7 spots out front. They're also going to re-set the car bumper blocks. The project might require repaving in patches, but this exercise is primarily a restriping without expansion of the existing parking lot.

Commissioner Keith notes that this is an existing condition, for the most part, so they shouldn't have to get these variances.

Vote:

- Moved: Keith
- Second: Robinson
- Dranichak: aye



- Fadis: aye
- Robinson: aye
- Keith: aye

Resolution: Recommend approval, 4-0 with 2 absent.

Upcoming

None.

Announcements

As in the agenda.

Other comments

Robinson: Sentiment of people that “a fix is in” regarding the zoning code update. People feel that the Area Commissions are a rubber stamp that just works for City Council.

Dranichak: Following up on one of the complaints from the Osceola hearings, about the church on Pontiac, there are lots of people parking on yards. Can Tracy Robinson follow up with that church to hep discuss this?

Robinson: There are 4 major things in the Capital Budget for Linden; I wish I had the list here.

Keith: At the Transit Columbus meeting on Tuesday, the City said that they didn’t win the RAISE Grant for the Linden Green Line, so funding for that will need to come from the LinkUS TSI budget.

Wilkins: Looking for City Council to find a solution for racing on Cleveland Avenue, and to stop breaking the decorative light poles.

Robinson: Decorative lamp posts cost more money; community upgrades cost property owners money.

Wilkins: Looking at the safety of this community; we need to work on this now. Glass in the streets, people can’t walk. We need to get back out into the community. Lots of people don’t know about stuff. Multiple-disability people are not being represented. Need property owner to maintain their properties; need to refurbish the vacant homes. Running for Dranichak’s vacant resident seat on the area commission.

Fadis: Returning to Robinson’s original comment: There’s an issue with generational communication. If you’re over a certain age, you’re not looking o the Internet to communicate about these things. I’m not looking to put more work on us, but in my role as Community Engagement, there’s more we can do to reach out to the community. We have decent relations with our neighborhood liaison.

Fadis: Regarding street resurfacing, it’s tearing up people’s cars. Need better transitions at the edges, more signs. Need to do better at marking patches, steel plates, and bumps.

Closure

Adjourned at 19:20