

January 2025 Zoning Committee Special Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2025-01-10

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Meeting Attendance

Members in attendance:

- Ben Keith
- Carol Perkins
- Michelle Dranichak

Called to order at 18:10

No quorum.

Members of audience: - Mustafa Mergaye and 2 sons (applicant), Kamal Chinary (their engineer)

Agenda

As on the website: <https://us21.campaign-archive.com/?u=330bc1a667408c7b6f03e46bb&id=7015848055>



Minutes

No quorum, no vote on minutes fomr September.

Variance Agenda

BZA24-162 and BZA24-163, 978-1008 E. Hudson Street

BZA24-162 / 1000 E. Hudson Street:

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=01339&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-126285-00>
- Zoned: C-4
- Application Submitted: August 8, 2024
- Application Received: August 22, 2024

BZA24-163 / 978-982 E. Hudson Street:

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=01341&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-093339-00>
- Zoned: C-4
- Application Submitted: August 8, 2024
- Application Received: August 22, 2024

Note that both properties are currently zoned UGN-1. The Final Site Compliance Plan application 24345-00729 (<https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Engineering&TabName=Engineering&capID1=24LAC&capID2=00000&capID3=00934&agencyCode=COLUMBUS&IsToShowInspection=>) was submitted on August 23, 2024, before the rezoning to UGN-1 took place on August 28. Applications are processed according to the zoning in place at the time of first filing.

Applicant seeks a special permit to allow a mobile trailer to be positioned on a property in a C-4 district. The trailer will be used as the office of a new car-sale lot.

Staff review letter recommends against this permit because an adjacent property with the same owner (1000 E. Hudson St.) has a building that could be used as an office for the car sales.

Kamal, engineer: Today, had meeting with the City. They suggested combining the four parcels in question. We have decided to do that. The site plan and stormwater management are in progress. Current obstacles are the special permit and the drainage.

Dranichak: There are two applications?

Keith: Apparently. I had missed the email for BZA24-163.

Dranichak: I sent postcards for it.

Keith: Why not use the building as the office, instead of mobile trailers?

Kamal: The existing building is still working and active, with a business operating in it.

Mustafa: It's a mechanic shop.

Keith: Would the requirement for a permanent building be satisfied by the mobile building.

Son: We're not objecting to using the permanent building as an office.

Mustafa: As soon as we have that exist.

Kamal: That entrance and exit would be sufficient for all four properties.

Mustafa: We already have two offices empty; we don't need the trailers.

Kamal: If that is the case, then we would not need any mobile office out there. We'd need to develop the parking lots.

Mustafa: If the city would approve that, we would prefer that, because we would not need to buy the trailers.



Keith: We can't vote on this tonight; NLAC could vote on this at next week's NLAC meeting. Can you follow up with the City to determine if you will still need the special permit?

Sounds like yes.

Neighbor Amy Silva, from "Hydra", across the street: We just received the notice that the hearing is coming through today. We're wanting to improve the neighborhood; didn't like the idea of a mobile trailer. But hopefully the City will be able to sort this out. My husband walked across to talk and learn about the trailers proposed. It's really nice, we've watched what you've done.

Conclusion: No vote this week. Applicant will follow up.

Other business

Despite leaving the Area Commission, Michell Dranichak plans to continue working on the Zoning Committee, and sending the postcards for its hearings.

Committee Chair Ben Keith would like to reduce the size of the committee in order to make it easier to obtain a quorum, and to ensure that there is always an odd number of members on the committee.

Upcoming

None.

Announcements

As in the agenda.

Closure

At 6:30

Keith moves, Perkins second, unanimous.