

# June 2025 Zoning Committee Special Meeting Minutes

## North Linden Area Commission

Prepared by Ben Keith 2025-06-12

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### Meeting Attendance

Called to order at 18:02

Members in attendance:

- Ben Keith
- Michelle Dranichak
- Carol Perkins
- Kurt Dagefoerde

Quorum.

Not in attendance: Nate Wilkins.

### Agenda

As on the website: <https://us21.campaign-archive.com/?u=330bc1a667408c7b6f03e46bb&id=ef613a794a>

All in favor.

### Minutes

April: <https://f.benlk.com/nlac-zoning/2025-04-minutes.pdf>

Keith moved to approve, Murt second, all in favor.

### Demolition Agenda

None

### Graphics Agenda

None



## Variance agenda

### CV25-044 / 1625 Aberdeen Avenue

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=00526&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-208510-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-059479-00>
- Zoned: R-3 Residential
- Application Submitted: May 20, 2025
- Application Received: May 22, 2025

Variances requested:

- 3332.035 variance to R3 permitted uses
- 3332.22 Reduce distance from property line to building from 10' to 4'
- 3332.25 Reduce total side yard from 10' to 7.5'
- 3332.26 Reduce side yard from 5' to 3.5'
- 3312.49 Reduce required parking from 6 to 4 spaces

Healthy Homes seeks a use variance to permit the construction of a 4-family dwelling on 0.16 acres in an R-3 Residential zone, on Greenwich Street, opposite Grace New Covenant Worship Center. This will be Healthy Homes' first multifamily home development. Each unit will have 3 bedrooms and 1.5 bathrooms. The project will preserve an existing large tree on the southeast corner of the lot, and add street trees on Aberdeen Avenue.

Emily Long Rayfield, Lead Development Manager for Nationwide Children's Hospital's Healthy Homes program.

This is Healthy Homes' first multifamily home. Went through site compliance with City in real-time call, a service only offered for >3 units. Already has site plan clearance from the city.

3br 1.5 ba. City now wants 5' sidewalks. Project includes building new sidewalk on Greenwich, new curb, to City specification. The sidewalk is quite far back from the actual road and curb.

Kurt: What do you anticipate in tenants?

Emily (Healthy Homes): 80% AMI, 3x asking rent, but otherwise no discrimination allowed.

Kurt: Concerns about lack of space for kids to play.

Michelle: Worry that 4 spots is not enough, for 3br houses. Can't park on Greenwich.

Emily: Notes that street parking is available on Aberdeen.

Carol: No problem.

Keith: Requests that they move the bike rack to rear yard, near parking, and increase to one hoop per housing unit.

Emily: No objections

Kurt: Could the front yard be developed as a common space? Patio, seating?

Kurt: On Bremen and Weber, there's a 3-unit corner unit with nothing on front, nothing on back, it's horrible. It's OK but there's cars all over, and it's not really taken care of. These are all over the neighborhood.

Emily: If they park on the tree lawn or yard, that's a lease violation.

Keith: Where curb?

Emily: Where the City says.

Keith: Street trees?

Emily: As on the application.



Kurt: Exterior lighting?

Emily: Motion-sensor dawn/dusk lights on front, and rear.

Keith: Making sure lights don't shine into neighbors

Emily: We've learned that from our duplexes.

Kurt/Michelle: Could the building be moved forwards, to increase parking? By adjusting building shape?

Emily: Adjusting the shape to avoid the vision triangle would increase the cost, and would require variances for reduced front yard.

Carol: Chances of having more than one car?

Michelle: Very high. Most of *our* tenants have multiple cars.

Keith: Was there parking space on Aberdeen?

Michelle: There was space on Aberdeen today, but there's construction.

Kurt: Suggests installing parking bay along Greenwich. Get approval from City on it.

Keith: Consider asking the City about permeable pavers and stormwater management.

Emily: We'll ask the City, but they'll probably say no.

Kurt: Where will air conditioning units be located?

Emily: On rear, along fenceline.

Keith: Lays out timeline for this application.

Emily: Deadline to get before Council is June 26.

Kurt: Move to send to commission?

Michelle: Motion to recommend approval, conditioned on finding more parking.

Kurt seconds.

Vote:

- Moved: Michelle
- Second: Kurt
- Kurt: Yes
- Michelle: Yes
- Carol: No
- Keith: Yes

Keith: I'm voting to move forward, but I don't like the condition, and the AC may vote to change it.

Motion passes.

Emily: Will talk to City staff about parking issues.

Kurt: It's very common to have the parking.

**Z25-022 & CV25-040 / 1156 Oakland Park Avenue**

Rezoning application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=00479&agencyCode=COLUMBUS&IsToShowInspection=>

Variance application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=00480&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-208510-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-082045-00>



- Zoned: Commercial Planned District, C-1, R-3
- Application Submitted: May 7, 2025
- Application Received: May 22, 2025

Rezoning requested: Commercial Planned District

Variances requested:

- 3312.49 Reduce minimum car parking from 667 to current 110, and bicycle parking from 10 to current 4.
- 3321.01 Remove screening requirements for two 6-yard dumpsters already screened by the property's exterior fence, and for one 60-yard dumpster kept in the staging area on the southwest side of the lot.

Mark Reiner presents for Oakland.

Chris Valette with DSA Architects.

Mark: 18 months ago, City notified us of a zoning violation, from a parking expansion 20 years ago, when the gift shop was demolished (with permits!) and we weren't informed about it at the time. This started a full City review of the entire property, which resulted in several meetings and several violations. We've been in business here for 75 years. Codes change over time. Some violations we felt we could take care of, some were insurmountable to our business. City staff suggested complete rezoning of the 3 parcels, which would allow us to apply for variances to get through some of the issues. We finally combined the tax parcels merge in January. Had a survey completed shortly thereafter.

Chris: We're down to parking, primarily. They want 600 spaces, because of the size of the outdoor sales area.

Kurt: Y'all hire an off-duty cop for the high weeks.

Mark: Existing parking is adequate 9 months of the year.

Mark: Bike parking is currently mostly unused.

Chris: Variance for one dumpster where operations wouldn't be convenient to allow it to be screened. And other dumpsters are inside a fence where it's screened by the fence, so it doesn't need screening.

Mark: Commercial services, irrigation services, all operate out of this site.

Shipping containers are used for security. overnight security guards.

Mark: City has little opposition to these variances.

Chris: It's literally an oasis.

Mark: Variance application cost \$26k.

Unanimous support for their business.

Michelle: Motion to forward with recommendation of approval.

All second.

All in favor.

Mark: 65-70% of business in spring, 30-35% in month of May.

## Other business

Keith: summary of recent meetings:

- with Marion on City Council's communications strategy, and City's communications, and general lack thereof. Suggested to improve use of City website, with focus on calendar and regular posts about programs.
- with Luis Teba on zoning and Zone In Phase 2. Luis' question of land use. Summarized schedule; updates posted at <https://zone-in-columbus.hub.arcgis.com/>



Carol: Bankston's one of the reliable ones. Remy doesn't reply to phone calls. SLAC has been trying to reach him and has had no contact.

Kurt: Most of these are big projects; they had big resources.

Keith: And that's part of what the City is trying to do: to bake the sorts of feedback they get on a per-project basis into the code.

Audience member Wayne Noble: Property developer, from Dublin, interested in developing in Enfield area. Intriguing properties in North Linden. Sees opportunity to build duplexes up to quads; the City is a fit for that. Affordable housing is something I want to serve.

## **Upcoming**

## **Announcements**

As in the agenda.

## **Closure**

Keith moves to close, all in favor.