

July 2025 Zoning Committee Special Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2025-07-10

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Meeting Attendance

At Mulby Place

Called to order at 18:02

Members in attendance:

- Ben Keith
- Tracy Robinson
- Nate Wilkins
- Carol Perkins

Quorum.

Audience: - Tolles Grand, Mulby Place resident - Clarence Cunningham, Mulby Place resident and veteran - Ms. Peggy Williams, SLAC, Zoning chair - Chris Wooten, Oaklawn applicant - Karen Baldwin, oaklawn applicant - Wayne, developer - Charleston

Agenda

As on the website: <http://eepurl.com/jijWb2>

Unanimous approval.

Minutes

Keith for, Dranichak second, all in favor.

Aberdeen

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=00679&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-059646-00: <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-059646-00>
- Zoned as: R-3 Residential
- Application Submitted: June 23, 2025



- Application Received: June 23, 2025

Variances requested: - 3332.25 Reduce combined side yards width from 6.7 feet to 5.4 feet - Possible other variances, according to Staff letter

Discussion covered:

- form
- parking

Community question: size of house, bedrooms, etc. Application only shows dimensions, height, floors.

Moved: Carol, to recommend approval Second: Wilkins

Unanimous for.

Carol Q: will we hear this again, for the City's recommended other variances?

Oaklawn

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=00688&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-079844-00: <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-079844-00>
- Zoned as: R-3 Residential
- Application Submitted: June 24, 2025
- Application Received: June 30, 2025



Variances requested: - 3332.035 to allow two 1-unit dwellings in an R-3 district, to add an ADU for a live-in caretaker, on a double lot

Represented by two residents of the house,

Applicants: We do decide to live in this community, to live out the rest of our life. We want our caretaker to have a place to live, too.

We know it's a newer thing, we know that Columbus is working towards allowing ADUs, and see if we can get approval for this, see if it can be done for other people too.

We have plenty of parking.

The drawing is not quite correct; they will have 5' between the ADU and the property line.

Robinson Q: Have you picked out a developer to build it?

Chris Wooten (applicant): No. We're going to buy a shell from Delaware Barns and Sheds, so that the city can have its inspections and permitting. Then we'll do the outfitting ourselves. We've done construction before. Renovated our existing house ourselves, with permitting.

Robinson: This is wonderful. I see that you're the agent as well as the applicant. This is exactly what we want to see in this community. You want to stay here and you're contributing to the community. I think this is a wonderful idea. I'm sure you and the City will work out the fine details.

Chris: We'd like to be an example to the City. Caretakers deserve a nice place to live as well.

Carol: My daughter purchased a home in Austin Tx, and the owners did something similar during COVID. She uses the space as her office. It blew me away, and I wanted to know about how we can do something similar in Columbus. The privacy is amazing. She has a covered deck that connects the two houses. It's so neat.

Chris: We've been looking at all kinds of videos. It's going to be a single-story, but we didn't want anything to be overwhelming for other people on the other side.

Karen: It's not technically called a "tiny house" but it's small.

Chris: a little under 500 sq. ft. My mom lived at Westminster Thurber in a 500 sq. ft. apartment and it's really cool what you can do there. It's just enough space.

Karen: Neighbors have expressed support for the idea and would like to know more about the process.

Moved: Robinson, recommend approval. Second: Carol and Nate All in favor.

Wilkins: Thanks to applicants for doing this; it's an eye-opener. This is the future of Linden?

Carol: You're all welcome to come over.

Karen: We think we could have done a much bigger place, on the land.

Other business

Zone In website: <https://zone-in-columbus.hub.arcgis.com/>

Ben Keith gave an overview of the Zone In phase 2 and land use.

Question: What is planned for the properties adjacent to Ena's Caribbean Kitchen.

Carol: Ena's has been trying to buy that land, but they can't force the adjacent property to sell.

Wayne Q: There's things that the developers want to build, but they don't fit in the community. That's why I come, to hear what people want to have built.

Same Q: They took away Kroger's, seniors don't have no means of transportation. They've got to walk all the way down to Genessee to catch a bus, in the cold and the heat. Property managers have claimed they'll have meetings with COTA but then they don't. Cleveland Avenue is a racetrack.

Keith: 35->25 via business district, but depends on businesses, which depend on residents.

Carol, to Wayne: Check out the GLBN, one of our community partners, who deal with the retail side. Give me your email address so I can forward that if you're interested.

Keith: I'm not sure that we can run a comment process on Zone In Phase 2, the land use process.

Carol: Zone in will be presenting next week. Could you draft a letter for next week?

Keith: Sure.

Wilkins: Is this the same thing as when we went downtown with Alex?

Keith: Send schedule.

Mulby Place?

Clarence: What's going on with security on Mulby Place? Anyone can walk in here.

Carol: Well, the purpose of this meeting is zoning, but I'd like to invite you to the next meeting. We have reps from City and others.

Nate: I want to talk about the COTA thing. I've been a passenger for 51 years. I want to take your concerns to them at their next passenger feedback meeting.

Kenlawn

We'll have a recap at next week's Area Commission meeting.

Upcoming

Announcements

As in the agenda.

Closure

At 6:51

