

February 2026 Zoning Committee Special Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2026-02-12

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Meeting Attendance

Called to order at 18:38

Members in attendance:

- Ben Keith
- Michelle Dranichak
- Tracy Robinson
- Kurt Dagerfoerde
- Nate Wilkins

Quorum.

Several members of the public.

Agenda

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

All in favor.

Minutes

None to consider. January 2026, November 2025, and March 2025 pending.

Vice Chair Dranichak says that she will have the March 2025 minutes “within two days”.

Variance Agenda

CV25-126 / 3165 McGuffey Road

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=01403&agencyCode=COLUMBUS>

- Parcel 010-083782-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01008378200>
- Zoned: R-3 Residential
- Application filed: 2025-12-17
- Application received: 2026-01-02



Healthy Homes requests the following variances, to support splitting a double-width lot and building two duplexes:

- 3332.035 R-3 Permitted Use: Construct a duplex on an R-3 lot, where only single-unit residential and Accessory Dwelling Units are allowed.
- 3332.05(A)(4) Lot Width: Reduce minimum lot width from 50' to 42'

Representing Healthy Homes: Emily Long Rayfield plus Lydia, Gretchen, and Daisy.

Year in review presentation from HH:

- COCLT sells houses at subsidized rate.
- Have been planting trees; received grant for that for 85 additional trees this year
- Plans to complete another 57 home repair programs this year
- Plan to build another 5 new homes for homeownership
- Plan to build another 30 new units of rental housing; variety of different types including two ADA ranch single-family homes

Lydia: Split 84' lot into 42' lots, build.

Kurt: we drove by there on the way here. Q: Tree removal?

Lydia A: Tree removal for parking pads in back, along property line, but will install 2 new trees per house. Have to remove trees within 8 feet of foundation; don't want to kill trees by digging through them.

Wilkins: 3165 mcguffey vacant house to be demolished. What will these duplexes look like?

Audience Q: Does Healthy Homes operate the duplexes, or sell it?

A: Own, third-party property manager

Kurt: Q regarding management of the Weber Road ADU. The alley doesn't have good placement for trash cans; tenants leave trash cans out. Can you let your tenants know to pull them out of the street/alley?

Keith: Could you add pads for storage of trash cans?

Lots of discussion.

A: Probably next to the porches, between the steps.

Kurt: please designate it on the site plan.

Keith: move to recommend approval Kurt: Second

Vote:

- Wilkins: Yes
- Keith: Yes
- Perkins: Yes
- Dranichak: Yes
- Dagerfoerde: yes

CV25-127 / 2930-2932 Medina Avenue

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=01404&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-070765-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01007076500>
- Zoned: R-3 Residential
- Application filed: 2025-12-17
- Application received: 2025-12-31

Healthy Homes requests the following variances, to support building a duplex:

- 3332.035 R-3 Permitted Use: Construct a duplex on an R-3 lot, where only single-unit residential and Accessory Dwelling Units are allowed.



The City has requested a sidewalk be added for this property; the adjacent properties do not have sidewalks. 50' lot, existing curb cut. Included additional maneuvering space.

Same duplex plan.

City has requested a sidewalk on their property.

Keith Q: Does City have plan to install sidewalks on Median?

A: They didn't tell us.

Kurt: Sideyards?

A: 16' on driveway, 6' on other: driveway 3 from property line, 3' from house.

Kurt: 3br?

A: Yes, 3 upstairs.

Keith: Modular?

A: Stick construction for these two applications.

ms. Peg: Using the home modules?

A: Those get used mainly for apartment buildings, not here.

Wilkins Q: What is goal for total number of homes in Linden? Homeownership, and renters, and multiple-disability?

A: This year, building 2 ADA houses of 30 this year. Rental portfolio last year included 2 of 30 built last year.

Wilkins: Praises ADU on Weber. Would like to see more of that.

Brendan Barry Q: AMI target?

A: Maximum 80% is target.

Kurt: You do great work; I was a builder myself for years. Have you ever considered solar panels on your properties? It's an expensive proposition, I understand that, but.

A: We can't afford that if we want to offer housing at that price.

Michelle: potentially charge more rent in lieu of electricitiy.

A: Tenants pay electricity and gas; monthly water fee based on # of bedrooms. We had a third-party submeterer in the past and it was a nightmare to do correctly.

Brendan Barry Q: Heat pumps? Gas appliances?

A: Build to energy-efficient appliances and HVAC.

Brendan Barry works for affordable housing lender; attending as resident.

Keith: moved to recommend approval Wilkins: Second

Unanimous yes.

Other business

As in the agenda.

Carol thanks Healthy Homes for the work they do in Norht and Soth linden; has been a joy working with you. Appreciate what you have done for our community.

Mr. Wilkins advertises the Attorney Klein hearing on Feb. 25 for Zone 6: <https://www.facebook.com/columbuscityattorney/posts/pfbid0>

YIGBY policy passed City Council as a pilot program to streamline

We did receive a response from Zone In on our feedback on the Columbus Growth Strategy, after commissioners Keith and Wilkins commented at City Council. Our requests and the resolutions:

- Increasing intensity of development on parcels along 11th near Ohio State Fairgrounds in the Land Use Map — intensity increased on parcels east of Fairgrounds, along I-71.
- Add back policy to make sure that new developments have features to lessen impacts of development on lower-intensity housing — was added back.
- Add a mechanism to allow area commissions and neighborhood groups feedback opportunity on large developments, not just for ones requiring zoning approvals, not necessarily a veto or approval phase, but at least a comment opportunity — not added in this phase or in the Growth Strategy; they have taken this feedback into account and might add it later.
- Request for improved communications with area commissions and public — they have said they will improve.

Announcements

As in the agenda.

Closure

Keith moves to close; Wilkins/Perkins second, all in favor.