

April 2026 Zoning Committee Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2026-04-11

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Meeting Attendance

Called to order at 18:05

Members in attendance:

- Ben Keith
- Dranichak Dranichak
- Kurt Dagefoerde
- Perkins Perkins

Quorum.

Agenda

As on the website: <https://us21.campaign-archive.com/?u=330bc1a667408c7b6f03e46bb&id=a921d6bb31>

Unanimous approval.



Minutes

March 2025

Perkins moves to approve, Dagefoerde second.

Unanimous approval.

November 2025

Perkins moves to approve, Dagefoerde second.

Unanimous approval.

January 2026

Perkins moves to approve, Dagefoerde second.

Unanimous approval.

February 2026

Perkins moves to approve, Dagefoerde second.

Unanimous approval.

March 2026

Perkins moves to approve, Dagefoerde second.

Unanimous approval.

Demolition Agenda

DEMO2608478 / 3043 McGuffey Road

Permit portal link: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=26CAP&capID2=00000&capID3=007WN&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-083759-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01008375900>
- Zoned: R-3 Residential
- Application filed: 2026-03-04
- Application received: 2026-03-05

Owner seeks to demolish a shed.

James Patton, for the team building a home on 3043 McGuffey. They bought an in-progress construction; the sewer line had been laid under “a shed.”

Vote:

- Dagefoerde: Moved to recommend approval
- Second: Perkins
- Unanimous approval.

Note that, upon later discussion of the property, and post-meeting inspections, it was determined that the “shed” was the original house on the property, not the small accessory structure shown in Google Streetview.

GC26-009 / 2956 Cleveland Avenue

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00257&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-076513-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01007651300>
- Zoned: R-4 Residential
- Application filed: 2026-03-09
- Application received: 2026-03-10

Variances requested:



- 3377.08(B)(1), Illumination and special effects, to allow an automatic changeable copy graphic in the R-4, Residential District
- 3376.09(A)(1), Permanent signs for other uses in residential districts, to increase the portion of a ground sign displaying automatic changeable copy from 50 percent to 75 percent.

Representing the applicant, Pete from Expedite The Diehl.

Revisions: was 75' from south property line, now 100', moved back to avoid the pedestrian sign.

Church has 2 street frontages, on Cleveland and Agler. Residential north is MU, south is MU, and Kenlawn Place is MU. Residential along Agler is residential.

Sign replaces existing sign. New sign is 8'x1', new changeable-copy is 8'x3', for 75% of sign. 8' tall.

Dagefoerde: Illumination and special effects?

A: To display images.

Keith: Does sign reduce brightness at night.

A: Yes, programmed to be dimmable.

Ms. Peg: See design?

[shown] One note: not going to be red brick, will be brick that matches building.

Keith: Move to recommend approval.

Dranichak: this is OK because of context of building size.

Keith: Note not requesting a variance for size of sign.

Vote:

- Keith: Move to recommend approval
- Dranichak: second.
- Keith, Dranichak, Dagefoerde approve.
- Perkins abstain.

BZA26-026 / 1668 Genessee Avenue

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00293&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-059155-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01005915500>
- Zoned: R-3 Residential
- Application filed: 2026-03-12
- Application received: 2026-03-13



Variances requested:

- 3332.25(A)(3) Reduce minimum sideyard for garage/ADU from 3 feet to 2 feet.

No one representing the present.

Dagefoerde: 3' side yard: will probably have to redo siding, to comply with fire code.

Keith: but that's building code, not zoning code.

Ms. Peg: Is it possible to delay this, to force them to come in?

Keith: Possible.

Perkins: Or could ask them to show up at the NLAC meeting.

Dagefoerde: in their favor, it's nice work. And they've redone the whole house.

Keith: Right now, I don't think the 2' side yard harms anything.

Keith: Recommend approval, but pass along Kurt's comment about fire-rated siding.

Perkins: And invite them. If they don't show, would you hold it?

Keith: I'm not inclined to hold it, but that's a matter for NLAC to vote on.

Vote:

- Keith: recommend approval, passing along Kurt Dagefoerde's observation that the reduced sideyard will probably require the use of fire-rated siding.
- Dagefoerde: second
- Unanimous approval.



CV26-038 / 2150 Innis Road

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00336&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-087436-00 https://property.franklincountyauditor.com/_web/Datalets/Datalet.aspx?mode=&UseSearch=no&jur=025&pin=01008743600
- Zoned: Limited Manufacturing, with variance CV24-100, 35' height limit
- Application filed: 2026-03-25
- Application received: 2026-03-25



Variances requested:

- 3363.01, M, Manufacturing Districts, to permit a 138 dwelling unit apartment complex, while the M, Manufacturing District doesn't permit residential uses other than a dwelling unit for a security person.
- 3370.05, Permitted Uses, to permit a 138 dwelling unit apartment complex in the L-M, Limited Manufacturing District (Z85-080, Ord. 811-86, passed April 7, 1986, while the Limitation Text permits all C-4 and M-2 uses.
- 3309.14, Height Districts, to increase permitted height from 35' to 50' for a four (4) story building and 38' for two (2), three (3) story buildings in the H-35 Height District.
- 3312.21(D)(1)(b), Landscaping and Screening, to permit, but not require, pedestrian and/or vehicular breaks in the west parking lot screening to provide pedestrian and/or vehicular connection(s) between subject site and existing multi-family development to the west
- 3312.25, Maneuvering, to reduce the maneuvering area for 18, 90 degree parking spaces from 20' to 0', subject to providing 20' of maneuvering area on the private drive of Area B.
- 3363.24, Building Lines in an M, Manufacturing District, to reduce the Innis Road building setback line from 50' to 3', net of right of way conveyance of 50' from centerline (Columbus Multimodal Thoroughfare Plan) of Innis Road.
- Section 3363.01, M, Manufacturing Districts, to permit 15 detached single family dwellings and detached accessory garages, while the M, Manufacturing District doesn't permit residential uses other than a dwelling unit for a security person.
- 3370.05, Permitted Uses, to permit a 138 dwelling unit apartment complex in the L-M, Limited Manufacturing District (Z85-080, Ord. 811-86, passed April 7, 1986, while the Limitation Text permits all C-4 and M-2 uses.

Jordan Henderson for NCH HHmoving images

Changes since last approval:

- Removed one building due to costs
- Added variance for future drive/ped connection to the development just west of this

Presentation notes:

- Currently zoned M, Manufacturing, with a variance,
- Planned to rezone to MU-2 by way of Zone In Phase 2
- City has advised them to apply for variances now, which would still be required once rezoning is complete.

- Two phases:
 1. 138 affordable rentals, across 3 buildings: 1 4-story elevator, 2 3-story walk-ups, 214 parking spaces. Mix of 1, 2, 3, & 4-bedroom apartments.
 2. up to 15 homeownership opportunities, 52 parking spots in the form of 2 garage slots per house plus 22 parallel parking
- Area C is an existing cell tower.
- Some funding did not come through. LIHTC is \$16.3 million of project.

Perkins: What does “mixed-income communities” mean?

Henderson: Mix of rental and homeownership opportunities. Not just low-income. 50-100% AMI between the phases.

Dagefoerde: SFH are for sale, or rent?

Henderson: For sale.

Dagefoerde: Condo association, or how will you handle them not being separate parcels?

Jordan. TBD. Two options. HOA or subdivision plats. One will be necessary because we’re doing a private drive. But we can’t do any platting before the zoning is in place. Once zoning is complete, as we continue to assess phase 2, we’ll do a condominium plat or a subdivision plat, but either way, it’ll be individual ownership.

Dagefoerde: There was one thing we walked through where there was a 100-year lease, and the owner only gets 25% of appreciation —

Henderson: That was COCLT; we are a COCLT partner, but this isn’t a COCLT project.

Mona Duffy, community member: With the LIHTC, there’s something nearby, the Framingham development. Is this something where you’d have to be in this building for a set number of years?

Henderson: That’s the lease-to-purchase program, which doesn’t apply to our rentals. And area B will be homeownership from day one.

Dagefoerde: So you’ll recoup some money when you sell these houses? Fairfield homes is the manager, but who owns it?

Henderson: HH is development partner with Fairfield. Any time we get profit from projects, we reinvest it. But we’re not going to recoup \$8 million. Right now the land of the rental phase is owned by NCH, as is the cell tower. Homeownership and will be deeded to future homeowners.

Perkins: Minority owned companies participation in development team?

Henderson: We haven’t put this out to bid yet or selected subcontractors, but we have alignment on this to be intentional on recruiting minority subcontractors with the Model Group.

Perkins: Who is Fairfield?

Henderson: Dev, contractor, property-management firm. Operate >4500 units in area, existed for 75 years. Completed Elevate 340 at Grant and Mound.

Perkins: We’ve been burned in the past.

Dranichak: Solar?

Henderson: Was part of our intended plan for this project. Tax credits sunset at the end of last year. There was a safe-harbor opportunity, but without credits, not viable.

Keith: Would you add back to built buildings, if solar becomes viable, or would you only add to new construction.

Henderson: Probably only add to new construction. But these will be built to LEED Silver.

Keith: Sound? Smells?

Henderson: All kitchens and baths will have exhaust to exterior. Talked with contractor and architect about sound attenuation last year, to prevent sound from traveling between units. Staggered studs, multiple layers of drywall.

Dagefoerde: Innis is a traffic nightmare. This doesn't warrant its own signal?

Henderson: Columbus had us do a study; third party didn't recommend a signal. This year, Franklin County will be doing a road diet with bike lanes and a center turn lane. And RRFB.

Duffy: How would you access the private homes?

Henderson: map.

Keith: Connections to development to west or north?

Henderson: Not to west. But to north to Brandon Street, to connect Brandon Street to Green Line, and between the green space/playground to the Green Line.

Dagefoerde: Fencing?

Henderson: Strategic fencing, possibly arborvitae and evergreens.

Dagefoerde: Other entrances?

Henderson: Not a point of contention with the City, surprisingly. We thought there might want to be a shared drive, but the City didn't go for it.

Keith: exterior and interior bike parking?

Henderson: Interior bike parking not currently contemplated. Not sure how many.

Duffy: Currently a homeless encampment along the Linden Green Line.

Henderson: In contact with City and Mount Carmel. We're not requesting that they be relocated at this time, but asking they be given priority.

Dagefoerde: For Mr. Wilkins, ADA?

Henderson: 5% fully accessible day-1 (8 units), some % convertible according to an ANSI spec. Some with flashing smoke detectors, etc. for those with sensory difficulties. OHFA requirement.

Dagefoerde: Sprinklers?

Henderson: Elevator building sprinklers, walk-ups partially sprinklered because stairs open to the air.

Dagefoerde: Fire hydrants?

Henderson: Yes, has to be complete water service plan, because we can't deed this back to Columbus.

Dagefoerde: Lots of surface parking. How will you deal with stormwater, without a swale?

Henderson: Underground detention under parking lot, then a dry basin near the cell tower to support the homeownership. County has given us permission to tie into existing storm drain on NW corner of property.

Duffy: Two phases will be separated?

Henderson: It's a continuous driveway between the homes and apartments.

Keith: Permeable pavers?

Henderson: Permeable pavers are maintenance-heavy, unfortunately.

Dagefoerde: But they are doing stormwater storage.

Henderson: Lots of trees.

Dagefoerde: Lot sizes?

Henderson: 40' x 120' ish, 1200-1400 sq. ft. houses.

Dagefoerde: Thanks for clarifying the Manufacturing district, by the way.

Duffy: Lots of building in the area, but not lots of SFH. Good to see this.

Keith: Are you waiting for rezoning until after Zone In Phase 2?

Henderson: This is already on the list for the Phase 2 rezonings, so they've just asked us to get these variances.

Duffy: I'm with the Greater Linden Business Network. Is there an opportunity to provide jobs or other things for families in the area?

Henderson: Definitely an opportunity.

Vote:

- Keith: moved recommend approval
- Perkins: Second
- Unanimous approval.

Other business

Zoning Code Update: Land Use Policy and Growth Strategy

Chair Keith reports:

The City of Columbus has begun Phase Two of the Zone In project to modernize Columbus' zoning code, create more housing, support local businesses, connect housing to transportation, and promote high-quality development. This phase specifically addresses industrial, warehouse, business campus, institutional campus, and mixed-use uses, under the heading of "economic and housing opportunity."

In a webinar on March 31 with leaders of area commissions and major civic associations, the Zone In team laid out the timeline for the remainder of this phase:

- April: City develops draft zoning code updates for "economic and housing opportunity" areas.
- May: 60-day public comment period begins for the draft, with public webinars, public hearing #1, surveys, and gallery exhibits.
- June: Comment period continues. Public hearing #2. Zone In team one-on-one meetings with chairs and zoning chairs of area commissions and major civic associations.
- July: Comment period concludes. Public hearing #3. Targeted outreach.
- August: Public hearing #4. Council vote on code changes.

After that, the Zone In project will likely have a "half phase" to make technical corrections and add any properties missed in the bulk of the second phase. Then it's on to residential neighborhoods.

Auto-approval

Keith: I would recommend we allow the ZC chair to approve demolitions of sheds and garages.

Perkins: Put together draft language and rationale, bring to next ZC meeting.

Linden Green Line meeting

Columbus Rec Parks will hold an open house on Wednesday, April 22, from 4:30-7:30 p.m. at Linden Community Center. The event is designed to collect community feedback on the new park's design, programming, safety, and amenities.

More information at <https://columbusrecparks.com/connect/about/capital-improvement-projects/linden-green-line/>

Cleveland Avenue Special Impact District

Ms. Peg: April 21, 5 p.m. @ Harambee Christian School, 1000 Bonham Avenue, will be a meeting about the Linden Special Impact District.

Keith: I received an email about that from the Linden Economic Development Alliance. They didn't get enough votes to form the SID.



Upcoming

CV26-032 / 1488 Loretta Avenue

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00259&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-061353 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010061353>
- Zoned: R-3 Residential
- Application filed: March 9
- Application received: March 31

Variations requested:

- 3332.035 R-3, residential district: to allow a single-unit dwelling to be converted into a two-unit dwelling
- 3312.49(C) Required parking: each dwelling unit requires two parking spaces this will need changed to two spaces.

Minor demoitions approval authority

Chair Keith will propose draft language and rationale for allowing the Zoning Committee Chair to approve minor demolitions.

Announcements

As in the agenda.

Closure

Perkins moved, all in favor 7:13.

