

January 2025 Zoning Committee Special Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2025-01-11

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Meeting Attendance

Called to order at 18:38

Members in attendance:

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

Quorum.

5 audience in attendance.

Agenda

As on the website: <https://us21.campaign-archive.com/?u=330bc1a667408c7b6f03e46bb&id=6982c3c074>



Minutes

Keith for, unanimous.

Demolition Agenda

None

Graphics Agenda

None

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 010-061353-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010061353>
- Zoned: R-3 Residential
- Application filed: 2026-03-09
- Application received: 2026-03-31

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.

Owner seeks to convert a former duplex back into a duplex.

Robin Thompson, ReMax realtor, with Nelson Castro, owner. He owns other properties in the area which he renovates. He purchased this knowing it had been a duplex and was being operated as a single-family home. Easy to convert back, add a kitchen and wall on the first floor. Basement is still separated.

They have some existing gravel on the side street; City asked for them to get a variance for parking.

Dagefoerde: Are you getting permits for interior renovations?

Thompson: Yes.

Castro: Renovations just closing doors. Previous conversion was just putting doors on second floor and removing 10' of wall; this is just closing those doors and openings. Everything new on insides except windows. New sidings, soffits, gutters, fence.

Thompson: We're trying to buy the property beside it, but they're not answering.

Wilkins: Seems like there's a lot of trash in that area, in that alley. Right next door, there's 1480 Loretta, lots of trash.

Thompson: It's terrible.

Wilkins: Timeframe for this being up and rented? How will you be sure to bring good tenants in, so they don't destroy the property?

Castro: I have 5 properties around city.

Thompson: Usually people he knows, not people off the street. He told me about the trash; he didn't realize that people were leaving trash outside, from renovation. But other people were dumping trash in that dumpster, so he couldn't leave a dumpster out.

Wilkins: He paid \$158k for the house. I'm concerned about finding good tenants for the property, since I live there.

Thompson: He's interested in buying the next property. There were signs it's in trouble; we're trying to get the contact of the owner. But people keep dumping trash on that property.

Perkins: It's a huge problem, and we're working with the City Attorney to track down the absentee owners.

Thompson: The next-door owner is out of state and owns multiple distressed properties.

Wilkins: My passion is getting distressed properties turned around; I'd like to have him come back and talk about his other properties. I'd love to work to make sure the properties are kept clean.

Vote: to recommend approval.

- Moved: Keith
- Second: Wilkins
- Unanimous

Q: Can we use the existing parking pad in the back of the property, on the alley?

Dagefoerde: Add it to your site plan.

BZA26-041 / 3140 Ontario Street

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00420&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-082160-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01008216000>
- Zoned: R-3 Residential
- Application filed: 2026-04-21
- Application received: 2026-04-21



Variations requested:

- 3332.38(F)(1) To increase the maximum area of the lot devoted to a private garage or carport from 720 sq. ft. to 880 sq. ft.

Eugene Johnson Sr., and Eugene Johnson Jr.

Existing 2-car garage, build an RV garage behind that. RV is 29 feet long, asking for extra to maneuver it. Existing garage sits 50' from alley, plenty of space. Wants to keep the RV out of the weather. Want to be able to back it out onto the alley. Have to access garage from alley, not from the front of the lot because egress would be through the existing garage.

Keith: How tall?

Sr.: 14' tall.

Jr.: Alley is regularly used by people walking through to the nearby rehab center. Now wanting to close it up because my father is home more now. Keep the RV from being broken into.

Dranichak: How large existing garage?

385 sq. ft.

Dagefoerde: Can you turn onto that existing slab from the alley?

Sr.: Yes. And I'm talking to the owner on the opposite side of the alley to make sure that there's good turning space, even though the alley is wide at 22' wide.

Jr. He used to be a truck driver.

Dagefoerde: This is a metal building? Is it a carport or a garage?

Carport-style construction with metal sides.

Jr: Don't need a permit for the slab.

Sr. They're going to drill under the slab, but put hooks under the foundation, drilled through the slab.

Vote: to recommend approval.

- Moved: Keith
- Second: Wilkins
- Unanimous

Sr: Question about fence height; Dagefoerde respond with info about City fence permitting.

Other business

Zoning Committee Rules

Chair Keith holds this to next month in order to perform additional research.

Zoning Code update

As in agenda.

Wilkins: I've been calling to make a couple of changes in the area, pulling up things on the computer. I'm interested in what's going to happen on Arlington Avenue with Ena's kitchen and so on. I'm concerned

about impacts. I want to encourage development of 1675 Arlington Avenue, at Cleveland and Myrtle. I want Cleveland Avenue to look like High Street, with businesses and housing. When I dove into this, I'm looking at properties and want to develop it. There's nowhere that's set aside for multi-disability.

Keith: But who's going to pay for it?

Wilkins: I don't know.

Keith: So that's something to work on: figure out what it will take for developers to pay for developments.

Carol: So what do you want to do?

Keith: Could you reach out to GLBN to see if they're working with developers who would be able to answer what they need to get started?

Carol: GLBN has a new president and is just getting started; rebuilding their network. We don't need more fast food.

Dagefoerde: So many restaurants are going to food truck model instead of brick-and-mortar.

Carol: Oakland Park Bar finally got closed. I'm trying to have a conversation with the owner. We could really have a breakfast place. I'm so tired of going to First Watch; can't go to Bob Evans. But they've got to get through the hot water first with the City Attorney. Think about what we want, what we need.

Michelle: There's a long stretch on Cleveland where there's no fast food. But Northern Lights has plenty.

Carol: But we don't need another bar.

Michelle: it's a shame. But there are Hudson bars, and they keep staying.

Carol: We need to talk to Clinton township to make sure that they're picking up the trash in the medians on Cleveland.

Announcements

As in the agenda.

Closure

Robinson moves to close; Keith second, all in favor.