

August 2026 Zoning Committee Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2026-08-13

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This meeting was held at the Linden Library on short notice, due to a miscommunication leading to the unavailability of the scheduled Linden Community Center.

Meeting Attendance

Committee members present:

- Ben Keith, committee chair
- Michelle Dranichak, vice chair
- Carol Perkins, NLAC chair
- Nathaniel Wilkins, NLAC commissioner
- Kurt Dagefoerde

Also present:

- 2 representatives for the Cleveland Avenue variance
- 2 audience members

Agenda: unanimous approval.

DEMO2628140 / 3689 Maize Road

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=26CAP&capID2=00000&capID3=00UZW&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-084075-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01008407500>
- Zoned: R-3
- Application Submitted: 2026-07-15
- Application Received: 2026-07-15
- Automatic Approval: 2026-09-13



Dagefoerde reports that they’ve already dug a hole of some sort.

Dranichak surprised that no applications were filed for that excavation, or any other development on the site.

Wilkins asks what the site intends to be.

We don’t see any record in the permits portal about this property.

Dranichak moves to recommend disapproval unless the applicant explains the plans for the property.

Wilkins seconds.

- Dranichak: for
- Dagefoerde: for

- Perkins: abstain; don't know if I agree with the reason why we're not moving forward with the demolition. If they come and explain and we [NLAC] don't approve, then what?

Mid-vote conversation:

Keith: Then NLAC recommends disapproval.

Dagefoerde: Where does it stop? With BZA?

- Keith: For
- Wilkins: for

4 for, 1 abstain: motion carries to recommend **disapproval**.

DEMO2631479 / 3401 Norwood Street

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=26CAP&capID2=00000&capID3=00YW5&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-098331-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01009833100>
- Zoned: R-2 Residential
- Application Submitted: 2026-08-06
- Application Received: 2026-08-06
- Automatic Approval: 2026-10-05

Garage demolition

Unanimous expressions that, based on photos, it does need to be demolished.

Dagefoerde: Plans after demolition?

Keith: no records indicating future use of property after demolition.

Wilkins move for approval; perkins second. Motion carries unanimously in favor.

BZA26-082 / 2773 Cleveland Avenue

Application: <https://portal.columbus.gov/permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00645&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-079821-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01007982100>
- Zoned: UGN-1
- Application Submitted:
- Application Received:

Variances requested, from an updated application packet provided to the Zoning Committee with revisions from the Staff Review process:

- 34.G.20.040.B Dumpster and bulk Refuse Pick-Up Area Screening: Dumpster and bulk refuse pick-up area enclosures are subject to minimum building setback requirements and must not be located between a principal building and an adjacent front or side street. Applicant requests that the Dumpster remain in its current location, where it has been in decades, as there is no other location to place the dumpster on the property. Applicant will screen the dumpster.
- 34.G.20.040.A.1.a Headlight Screening: Along streets and open spaces, headlight screening must consist of a combination of landscape shrubs and a metal tube fence or masonry wall. Chain link fencing is prohibited. Applicant requests a variance to maintain the current chain-link fencing around its playground area, which does not provide any screening of headlights towards Cleveland Avenue. Chain-link fencing is required to comply with childcare center licensing requirements for visibility of the playground, which has been in place since 2015 and is required for the licensing of the childcare center.
- 34.E.20.030.J.1 Chain link fencing is prohibited. Applicant requests a variance for this section because of the above-noted licensing requirements.
- 34.E.20.040.G On-side parking. Applicant requests a variance from this section to allow the paved area between the Cleveland Avenue sidewalk and the parking lot to remain paved. Applicant plans to



install the required parking-lot islands and screening vegetation along Cleveland Avenue, outside the right-of-way, and requests this variance solely because tearing out the asphalt would incur a burdensome cost. The paved areas are not used for parking.

Representatives:

- Ben McDowell with Frants Ward.
- Abdul Hassam is member of ownership group.

The site is operated as a pharmacy and preschool. Last site plan from 19xx, code enforcement violations for not matching site plan. Code enforcement for unapproved sign, weeds, trash. They fixed those, but not in accordance with 1996 site plan. In 2020, submitted new plans for site plan, but never got fully approved. Improvements were made following those plans. Went to resubmit, but code changed, and old plans no longer in approval.

BZA staff comment had recommendation for 4th variance. Will miss BZA meeting in August, hope to meet in September. BZA asks them to add this variance or confirm existing parking lot area without any screening along Cleveland Avenue. Will add screening of dumpster.

Keith: This plan shows something along property line on Cleveland Avenue that isn't parking spots. Almost looks like you're adding parking lot screening?

They called in their engineer. The plan does show some removal of existing asphalt to create planted areas beside the parking lot.

Engineer says that the variance is for the asphalt areas between the ends of the building and Cleveland area, which the City wants to prevent parking. BZA still recommends variances.

Keith: We can make recommendations for something that will improve appearance and prevent parking while still keeping costs low.

Keith: Was Chain Link fence in 2020 site plan?

Ben: Was already there in 2017, when property was purchased.

Dranichak: Was surprised by low height.

Dranichak: But landscaping out front would help.

Dagefoerde: just have to watering

Keith: That is the problem

Dranichak: We'll donate a watering bag for the tree.

Abdul: We'll take you up on that.

Keith: #4: This variance allows the asphalt to remain, even though you're not going to park on that.

Dagefoerde: Can we get you to put some landscaping or something there?

Dranichak: And no-parking signs?

Dagefoerde: It's mums season coming up.

Abdul: yup.

Keith: Any more questions or comments?

Dagefoerde: Can we vote on #4?

Keith: We can.

Keith: Moving to recommend approval, with comments for recommendations of improvement of streetscape and additions of no-parking signs, but not conditioning approval on that.

Perkins: Raises topic of Good Neighbor Agreement

Keith: Can you explain that?

Perkins: Just a statement of a good neighbor, acting in good faith.

Keith: As described, I think I don't see the benefit of it; we do tend to assume good faith.

Wilkins: Second the motion.

Vote:

- Dranichak: for
- Dagefoerde: Yes, but concerned about streetscape. Wanting to make sure that the site plan as presented is what's approved of: with islands at end of parking rows.
- Perkins: Yes
- Keith: yes
- Wilkins: yes

Zone In

As in agenda.

Zoning Committee Rule Changes

As in agenda; Ben Keith needs to do the writing.

Announcements

As in agenda.

Next

- ☐ Ben Keith needs to print off this month's agenda for Nathaniel Wilkins. This month's agenda was not printed due to a power outage.
- ☐ Ben Keith needs to send emails to applicants about NLAC meeting
 - Dagefoerde says that Greenwich and Bremen is built.