

North Linden Area Commission Zoning Committee Meeting Agenda. July 13, 2023

Columbus Metro Libraries Northern Lights branch, at 6:30 p.m.

Call to order

Approval of agenda

Approval of minutes

Minutes from meeting on May 11, 2023: <https://f.benlk.com/nlac-zoning/2023-05-minutes.pdf>



Minutes from meeting on June 08, 2023: <https://f.benlk.com/nlac-zoning/2023-06-minutes-draft.pdf>



MailChimp Newsletter Proposal

Co-Chair Ben Keith will present a proposal for developing and running a Zoning Committee newsletter, as the Clintonville Area Commission Zoning & Variance Committee does: <https://us14.campaign-archive.com/home/?u=3d4bdc2e75c185cac799714d1&id=2af4434c35>



- The Zoning Committee Chair, or their designee, will maintain an email list of all people requesting notice of zoning matters called the “Zoning Email List.”
- Within three business days of receiving an application, the Chair, or their designee, shall add the application to the draft agenda for the next meeting, including hyperlinks to the applications, any relevant material, and the relevant city code sections. The new draft agenda shall be distributed upon update.
- At least one week before the Zoning Committee’s meeting, the Chair, or their designee, will distribute the draft agenda.
- Distribution of the agenda includes sending it to the Zoning Email List, Committee members, all Commissioners, the designated City Liaison, and to any person charged with communications for the North Linden Area Commission.
- The Chair, or their designee, will work with the relevant entities to make sure that a Zoning Email List subscription form, and a link to the archive of past mailings, are present on any North Linden Area Commission webpage.

This proposal was tabled in June due to a lack of a quorum. At the June meeting of the North Linden Area Commission, Commission Chair Perkins advised using August to set up the email service, first use it in September.

Variance CV23-038 / 2877 Cleveland Avenue

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=23LAC&capID2=00000&capID3=00445&agencyCode=COLUMBUS&IsToShowInspection=>



- Parcels: 010-073065-00 and 010-073064-00
- Zoned: R - Residential
- Application submitted: May 2, 2022

Applicant The Hardy Center on behalf of property owner Rosemary Foster, and agent Brian Szuch of PH7 Architects, seek to build a large garage to hold the Hardy Center's transfer vans. This construction would join two small lots behind 2877 Cleveland Avenue, facing onto the alley. This construction requires the following variances:

1. 3332.035: in an R-3 Residential district, permit transfer bus parking for off-site use.
2. 3312.035: in an R-3 Residential district, permit parking of transfer buses on a residentially-zoned lot.
3. 3332.04 A 4: in an R-3 Residential district, permit construction of a principle building on a lot narrower than 50'. The lots in question are each 47' by 50'; the combined lot is 100' by 47'.
4. 3332.13: Permit a principle building to be constructed on a lot less than 5,000 square feet in area in an R-3 Residential district. The lot is 4700 square feet.
5. 3332.27: Permit a principle building to be constructed with a rear yard totaling less than 25% of the total lot area. The garage will mostly cover the lot; it's 30' wide and 65' long, with a driveway apron and setbacks on all sides. The property on the south and west sides is an empty lot; on the north are two houses.
6. 3332.19: Permit a principle building to be built facing an alley. The lot geometry is such that there is no alternative to opening onto an alley. Other garages on this stretch open onto that same alley.

City Staff marked disapproval on May 19, raising concerns about building profile and commercial use in an area recommended for residential uses in the 2014 North Linden Neighborhood Plan Amendment.

Variance BZA23-071 / 727 E. Weber Road

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=23LAC&capID2=00000&capID3=00631&agencyCode=COLUMBUS&IsToShowInspection=>



- Parcel 010-050-293 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-050293-00>
- Zoned: LC5 - Limited Commercial 5, prohibiting use as a car wash <https://columbus.legistar.com/LegislationDetail.aspx?ID=1559184&GUID=2010BF0C-E1C6-4D70-96BD-29CC4B8B5395>
- Application submitted: June 13, 2023



Applicant Khader D. Haj-Tamim on behalf of Jaber Al Khader LLC seek a special permit to allow a food trailer to remain parked on the site.

1. 3389.12: Permit the use of a portable building for any use on private property, except certain uses which do not include foodservice.

Definition of C-5 zoning: https://library.municode.com/oh/columbus/codes/code_of_ordinances?nodeId=TIT33ZOCO_CH3357HIORCODE_3357.01Codi



Rezoning Z23-041 / 1425 Briarwood

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=23LAC&capID2=00000&capID3=00684&agencyCode=COLUMBUS&IsToShowInspection=>



- Parcel 010-061434-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-061434-00>
- Zoned: C-4
- Application submitted: June 28, 2023



Property owner Miles Hartley on behalf of Capital City Homebuyers LLC seeks to rezone the empty lot at 1425 Briarwood Avenue, at the intersection of Briarwood and Dresden, from C-4 Commercial to R-3 Residential. The property is listed by the Franklin County Auditor as owned by Capital City Homebuyers LLC.

The lot is 41 feet wide, and R-3 zoning requires a minimum lot width of 50 feet. (3332.05) Plans provided to the Zoning Committee show a single-family home without garage or off-street parking. This construction would require a variance in lot width.

Zoning Committee Membership Application: Tracy Robinson

Tracy Robinson submits his application for membership on the Zoning Committee. His résumé: <https://f.benlk.com/nlac-zoning/2023-07-tracy-robinson-resume.pdf>



The Committee must vote to approve his membership, and that vote is subject to approval of the North Linden Area Commission.

Upcoming: Rezoning Z23-034 / 727 E Weber

This item was not received in time for notice to the community for the rezoning aspect, but is listed here as a preview of the September meeting.

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=23LAC&capID2=00000&capID3=00596&agencyCode=COLUMBUS&IsToShowInspection=>



- Parcel 010-050-293 <https://audr-apps.franklincountyohio.gov/redirect/Link/Parcel/010-050293-00>
- Zoned: LC5 - Limited Commercial 5, prohibiting use as a car wash <https://columbus.legistar.com/LegislationDetail.aspx?ID=1559184&GUID=2010BF0C-E1C6-4D70-96BD-29CC4B8B5395>
- Application submitted: June 7, 2023



Applicant Khader D. Haj-Tamim on behalf of Jaber Al Khader LLC seek to rezone the Weber Market property from LC-5 (excluding use as a car wash) to C-4, to allow food and car sales.

Announcements

The next meeting of the North Linden Area Commission will be 6 p.m. on July 20, 2023, at the Good Shepard Baptist Church, 1555 E. Hudson Street, Columbus, Ohio 43211. The Area Commission recesses in August.

The next meeting of the Zoning Committee will be September 14, location and time to be determined.

The city Zone In Advisory Committee meets monthly; details are posted on the Zone In Columbus website: <https://www.columbus.gov/zoningupdate/>



The city's zoning code update meetings began in May; the schedule is posted on the Zone In Columbus website, under "How to Engage". There are currently no upcoming meetings, other than Zone In Columbus presences at the Rise Up Columbus events this summer.

Close of meeting