

March Zoning Committee Report

North Linden Area commission

Prepared by Ben Keith

Contents

Current items	1
DEMO2308422 2470 Azelda Street	1
Summary of 2023-03-09 committee meeting: Approve	1
CV23-015 3985 Far Hills Drive	2
Summary of 2023-03-09 committee meeting: Tabled	2
Other Items	4
City of Columbus website updates	4
City of Columbus Growth and Density Training	4
Co-Chair Keith's C2P2 research	5
General information	5
Useful links	5

Current items

The Zoning Committee brings forward two (2) items for the North Linden Area Commission to vote on:

DEMO2308422 2470 Azelda Street

Permit application for 2470 Azelda St: <https://portal.columbus.gov/Permits/ur/routing.ashx?type=1000&Module=Building&capID1=23CAP&capID2=00000&capID3=0070N&agencyCode=COLUMBUS&HideHeader=true>

Demolition of a 1-story 500-sq. ft. accessory structure.

- Property record: <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-081993-00>
- Zoning: R - Residential
- Application submitted: February 21, 2023
- No city staff reviews as of March 4, 2023



Summary of 2023-03-09 committee meeting: Approve

Co-Chair Ben Keith noted that the only accessory structure on the property is the garage.

One resident noted that the garage is in very poor condition, and that demolishing it would be a benefit to the neighborhood.

Committee motion to recommend approval of the demolition: **approved**

- Carol Perkins: moved, for
- Dr. Daniel Ajayi: seconded, for
- Michelle Dranichak: for
- Ben Keith: for

The Zoning Committee recommends that the Area Commission recommend approval of the demolition.

CV23-015 3985 Far Hills Drive

Permit application for 3985 Far Hills Drive, with plan imagery in the “Attachments” section: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=23LAC&capID2=00000&capID3=00159&agencyCode=COLUMBUS&IsToShowInspection=>



Applicant Kim Mikanik of Create Collaborative, on behalf of owner Lams Construction Company, seeks to permit a 3-unit dwelling in a SR Suburban Residential District on a 1.07-acre lot. Lamb Construction owns and operates more than 300 rental properties in Columbus and the surrounding areas.

- Property record: <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-125628-00>
- Zoning: SR Suburban Residential, among R2F
- Application submitted: February 16, 2023



Summary of 2023-03-09 committee meeting: Tabled

At the March 10 meeting of the Zoning committee, the applicant requested that we table their application until the April meeting. The proposed design had received a large amount of opposition from neighbors, and the developer plans to revise the proposal to address neighbors’ objections. There may be an update in April.

The lot is approximately the same width as the neighboring 60’ lots to the south, but includes a long extension along Overbrook Service Drive to the east, stretching along the entire neighborhood. This extension is less than 20 feet wide, and the application shows no planned development on the extension. This strip extends more than 1500’ from the expected building placement, along the entire length of Overbrook Service Drive.

The neighborhoods:

- The neighboring 60’ lots to the south are duplexes on Far Hills Road, with duplexes and one quadplex on Beulah Road.
- Along Overbrook Service Drive, to the east, there are mostly 75’-80’ lots with single-family homes, and a couple of duplexes.
- At the intersection of Beulah Road and Janet Drive, there is one more duplex.
- Along Janet Drive, to the east, there are single-family homes on 69.24’-80’ lots.
- Bordering the western edge of the property is bounded by a sound barrier, and the Cooke Road offramp from I-71N.
- On the north are the houses along E Cooke Road. The most-adjacent property is 869 E. Cooke Road, which has built a swimming pool against the shared fenceline. These properties are in Clinton Township, not in the City of Columbus.

Note: NLAC Commissioner Michelle Dranichak lives within the 125' catchment area for notice for this project.

The three-unit development consists of three townhouse-style two-story single family dwellings of 1,587 sq. ft., each with a one-car garage, open front porch, and rear concrete patio. The garages face onto a 10' driveway paralleling the existing driveway on 3973/3971 Far Hills Drive. The total construction is 24' tall.

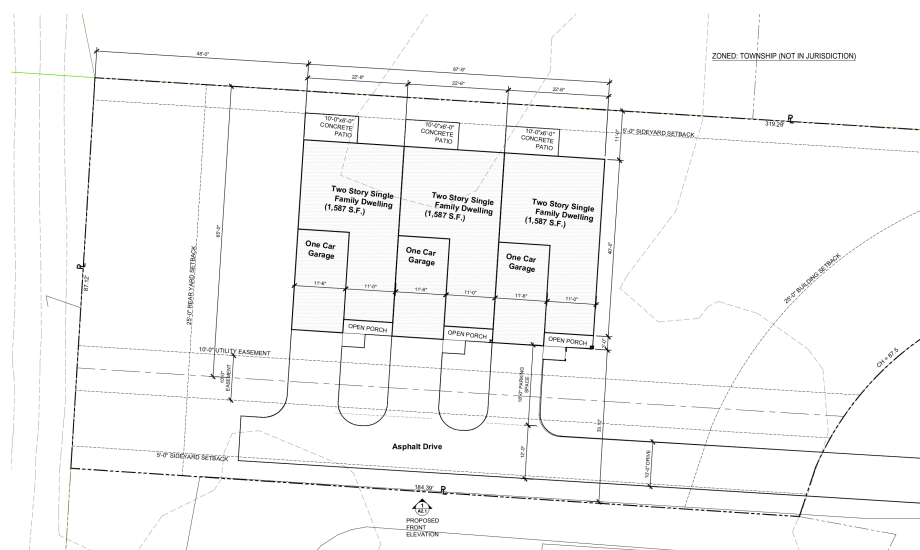


Figure 1: The plan of the lot



Figure 2: The front of the building

Common themes in public comments received via email, Facebook, and in person:

- Proximity and lot placement:
 - The townhouse structure is too close to the fence on the north side, and looks over the fence into the pool on the neighboring property
 - Whether and how the construction vibrations and dust will affect the neighboring pool
 - The sideways placement of the structure on the lot means it has very little “back” yard
 - The sideways placement exposes the gable end of the building to the street, which doesn’t match other houses in the neighborhood

- Size:
 - A two-story structure is an inappropriate design for the neighborhood
 - A three-unit apartment building is too dense for the neighborhood: some say 2 units is OK, matching adjacent duplexes; other want the property limited to a single unit (which would not require a variance)
- Environmental:
 - Desire to preserve the existing large tree on the north fenceline
 - Concern about how the structure on this lot will affect, and deal with, drainage. Rainwater heads down Overbrook Service Drive and drains through this lot into Adena Brook.
- Design concerns
 - Dislike for vertical siding
 - 3' deep front "porch" is too shallow
- Effects on neighbors:
 - Questions re: the plans for the 17' strip of land running along Overbrook Service Drive. Who will be responsible for maintaining its vegetation? It's currently maintained by neighbors on an ad-hoc basis. Are there development plans?
 - Whether two parking spaces (one garage, one driveway) is enough for a 3-bedroom unit, and whether this will lead to street parking
 - Whether and how the building will encourage pedestrian cut-through from the neighborhood, through a gap in the sound barrier, onto Cooke Road
 - Whether renters will be invested in the neighborhood
 - Whether the property owner and management company have the resources to adequately deal with a 3-unit apartment building.
 - Whether the apartment building will have a dumpster
- Money concerns
 - General opposition to greed
 - Concerns about the affordability of rent.
 - Preference for owner-occupied apartments, not managed

At the March 9 meeting, the developer said that the sideways arrangement on the lot was because of a utility easement running through the middle of the lot, which cannot be built on top of.

Lamb Construction anticipates that these units, as initially proposed, would rent at around \$1500/mo.

Motion to table this application until April: **approved** - Carol Perkins: moved, for - Dr. Daniel: seconded, for - Michelle Dranichak: abstained, as she's a neighbor to this development - Ebony Fadis: for - Ben Keith: for

The item will likely be revisited at the next Zoning Committee meeting.

Other Items

City of Columbus website updates

The City of Columbus is looking for community feedback as they redesign their website. Give your feedback at <https://www.surveymonkey.com/r/P9PDG2P>



City of Columbus Growth and Density Training

Zoning Committee Co-Chair Ben Keith's notes are posted here: <https://benlk.com/2023/02/25/growth-and-density-training/>



If you missed last month's training session, a similar presentation will be offered this month:

Understanding Growth & Housing Trends in Columbus – Tues.,
March 21st, 6:30pm @ Bishop Hartley High School Cafeteria

Greater South East Coalition invites everyone to hear: Michael Wilkos (United Way), Erin Prosser Assistant Director Development, Anthony Celebrezze, Director of Building and Zoning Services, City Councilmember Favor, and Tiara Ross, Assistant City Atty., Zone Initiative Cols., City Atty. Zach Klein

All Residents are invited.

Co-Chair Keith's C2P2 research

Columbus Citywide Planning Policies (C2P2) website: <https://www.columbus.gov/planning/C2P2/>



C2P2 is a set of guidelines for how land should be used in Columbus, and what development of that land should look like. The citywide framework of guidelines were adopted in June 2018. North Linden adopted the design guidelines under the "Early Adoption" process, but did not adopt the land-use guidelines.

The C2P2 land-use guidelines would supplement the 2014 North Linden Area Plan Amendment (NLAP), which can be downloaded from the City's Planning Division Document Library (<https://www.columbus.gov/planning/documentlibrary/>). The land-use maps in the NLAP contain information about housing density, which the C2P2 map does not, but the general categories of use — commercial, residential, mixed-use, industrial, institutional — do not differ in their boundaries. The C2P2 map can be found by going to <https://gis.columbus.gov/csir/> and clicking the layers button, clicking on "Policy Related Information (Not Code)", then checking the box next to "Adopted Plan Recommendations".



Neither the NLAP nor C2P2 have the force of law. They are guidelines for the city, for developers, and for residents. But they are only guidelines.

General information

Useful links

A list of Columbus' zoning districts and some of their key characteristics: <https://www.columbus.gov/WorkArea/DownloadAsset.aspx?id=45545>



The full zoning code:

https://library.municode.com/oh/columbus/codes/code_of_ordinances?nodeId=TIT33ZOCO



Columbus' Zoning map:

<https://gis.columbus.gov/zoning/>



The Franklin County Auditor's property search:

https://property.franklincountyauditor.com/_web/maps/mapadv.aspx



Columbus' Zoning Code Update webpage:

<https://www.columbus.gov/zoningupdate/>



North Linden Area Commission webpage:

<https://cbusareacommissions.org/north-linden/>



City Council Zoning Committee video explaining the current zoning process, and future updates:

<https://www.youtube.com/watch?v=Ba5la7G9mbk>



Columbus Permits Portal <https://portal.columbus.gov/Permits/>



Note that not all permit applications have the permits or supplemental material available for download. Demolition permits are listed under "Zoning Applications".