

June 2023 Zoning Committee Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2023-06-08

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Meeting Minutes

Attendance

Meeting called to order at 6:50 p.m.

Initial committee attendance:

- Chair Michelle Dranichak
- Co-Chair Ben Keith

We did not have a quorum.

Agenda: <https://f.benlk.com/nlac-zoning/2023-06-agenda.pdf>

Motion to approve agenda made by Keith, approved by Dranichak.

Minutes

<https://f.benlk.com/nlac-zoning/2023-05-minutes.pdf>

Keith moved to skip the approval of minutes until June.

Discussion of MailChimp Newsletter

Keith presented proposal.

Dranichak suggested starting in September.

We can't vote on this proposal this month, lacking a quorum. Tabled until July.

Discussion of Zone In Columbus Meetings

Our Main Streets - Are mixed-use "main streets" an answer to equitable growth in Columbus? **May 31**, 2023, 6 PM - 7:30 PM @ Schiller Community Center, 1069 Jaeger St Columbus OH 43206

Keith's report: The City emphasized that it does not have any recommendations, yet. These meetings are to collect community feedback on how zoning code can change on commercial corridors to support the City's needs of increased housing and increased housing density, in a way that enables transit, walking, biking, and safe streets. Recent feedback has been posted at <https://columbus.maps.arcgis.com/sharing/rest/content/items/a9ff142d14ea4c08ab1094b069a15f15/data>

Upcoming Zoning Code Update events were TBD at the time of this Zoning Committee meeting.



Kenlawn status update meeting

Dranichak and Perkins attended the Kenlawn status meeting on Thursday, May 25. Dranichak talked about the things she learned there.

Problems: - gates left unlocked - homeless people sleeping on stair landings at Kenlawn Place - homeless people sleeping in Kenlawn Park - lack of parking passes, lack of ability to come in and park? But the residents weren't complaining about inability to find parking, so not sure what the objection was here. - residents ask for speed bumps on lot, but not space for speed bumps - dumpsters not regularly dumped.

Kenlawn had promised that there would be a full-time staff member there 7 days a week, but they had only had someone there 3 days a week.

Kenlawn has promised: - to shuffle staffing to ensure -day coverage - install cameras

The one resident attending this meeting said that he knows some of the residents, and they seem like nice people. Echoed the concerns about homeless people.

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=>



- Zoned: R - Residential
- Parcel IDs: 010-073065-00 and 010-073064-00
- 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, and 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.

Comments from a neighbor living on Weldon:

- The lot which surrounds the variance lot on the south and west sides is empty, used as car storage for the building at 2873 Cleveland Avenue.
- The resident is concerned about maintaining utility access to the poles on the north side of the property. The owner of the adjacent lot has previously refused to allow utility companies to access power lines in the area, including along a known right-of-way.
- The resident says the proposed reason for this project is the theft of catalytic converters, which is a nationwide problems. But there are national and international policy changes which are coming to change the market for catalytic converters. He doesn't want a zoning fix for a materials issue.
- The resident is concerned that the garage will be bought at a later date and turned into a car shop.
- Concerned about whether anyone will respond to building alarms, since the garage is not within earshot of the Hardy Center.

- Once the vacant lot converts to a structure, the adjacent, larger lot might ask for a variance to build their own garage. Worried about a slippery slope of garage construction. Changing the character of the alley from a vacant lot to garages.
- Worried about retaliation in response to code enforcement complaints about illegally-parked cars on the empty lot.

Requests to receive update on next hearing for this property. naturechief@aol.com

Announcements

As in agenda.

Closure

Motion to close: 7:37

- Keith moves to close
- Dranichak

Unanimous for.

Minutes and custody of recording

- Took minutes: Keith
- Has recording: Keith
- Has sign-in sheet: Dranichak