

November 2022 Zoning Committee Report

North Linden Area commission

Prepared by Ben Keith

Contents

Summary	1
Old business	1
DEMO2239408 3001 Grasmere Avenue (Fire damage)	1
DEMO2242628 1767 Genessee Avenue (Fire damage)	2
CV22-080 1371 Aberdeen Avenue (Duplex)	2
New Business	2
BZA22-110 2324 Cleveland Avenue (Car dealership)	2
Upcoming items	7
General information	7
Useful links	7

Summary

The Zoning Committee brings forward TKTk item for the North Linden Area Commission to vote on:

Old business

The following items are already moot, and no action is necessary by the Commission.

DEMO2239408 3001 Grasmere Avenue (Fire damage)

Demolition permit application: <https://portal.columbus.gov/Permits/cap/CapDetail.aspx?type=1000&Module=Building&capID1=22CAP&capID2=00000&capID3=0145S&agencyCode=COLUMBUS&HideHeader=true>
(application documents not available online)



3001 Grasmere Avenue is a 1,368-sq.ft. house with 5 bedrooms and 1.5 baths, and is the subject of an Unsafe Building Order dated November 2, 2021.

This lot is owned by “Star 2021-SFR2 Borrower LP” in the Auditor’s records, but listed as “Streetlane Homes” in the demo permit application.

- Property record: <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-083612-00>
- Zoning: R3 - Residential



- Board of Zoning Appeals receipt of application: Friday, September 30, 2022
- Zoning committee receipt of application: Thursday, October 13, 2022
- Demolition permit issued: Thursday, October 13, 2022, by “DW”

The application includes the following information:

This property has an unsafe building order written. UNSF2100302. Fire damage to second floor exterior & interior wall coverings and to the framing. Electrical system compromised. CM Emhuff, pics 10/21.

Zoning committee recommendation: The demolition permit was already approved and issued by the city. The matter is moot.

DEMO2242628 1767 Genessee Avenue (Fire damage)

Demolition permit application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=22CAP&capID2=00000&capID3=017M5&agencyCode=COLUMBUS&HideHeader=true> (application documents not available online)



1767 Genessee Avenue is a 1,320-square-foot retail establishment listed as a “multi-resident retail”, scheduled for demolition pursuant to unsafe building order #UNSF2000055. There was a fire which damaged framing and electrical systems.

- Property record: <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-059189-00>
- Zoning: C4 - Commercial
- Board of Zoning Appeals receipt of application: October 21, 2022
- Demolition permit issued: October 21, 2022
- Inspected: November 4, 2022



Zoning committee recommendation: The demolition permit was already approved and issued by the city. The matter is moot.

CV22-080 1371 Aberdeen Avenue (Duplex)

This application was approved by the commission last month; the applicant hadn’t received notice and may have reached out to some of you. North Linden Area Commission Chair Perkins has resolved the issue.

New Business

BZA22-110 2324 Cleveland Avenue (Car dealership)

BZA Variance Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=22LAC&capID2=00000&capID3=00816&agencyCode=COLUMBUS&IsToShowInspection=>



Board of Zoning Adjustment variance, requesting permission to improve a very small automobile dealership. Applicant is Michael Haastrup on behalf of the property owners, Sunny Hill Properties Ltd. The lot is on the east side of Cleveland Avenue, just north of Hudson Street, south of the street named Mulby Place, opposite Loretta Avenue. It’s about a block south of the Mulby Place development.

- Property record: <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-061055-00>
- Zoning: C4 - Commercial
- Application submitted: August 20, 2022
- City Staff marked as “Disapproved” on September 8 by “JF”



Google’s satellite imagery shows this lot as a grass-covered lot. Franklin County Auditor’s 2021 imagery shows a car-covered gravel lot, which is reflected in Google’s September 2022 Streetview imagery. In the southwest corner is a small blue shed with white trim, painted the same color as the adjacent building.



Figure 1: Google Streetview photograph of the property from September 2022. A sign on the side of the shed says “CAR HAAST” with a phone number

The application requests four variances from Section 3372 of Columbus’ code:

- **604A:** Request to increase maximum allowed building setback from 10 feet to 21 feet from the right-of-way. This fits the character of that part of Cleveland Avenue, where the neighboring property is a house zoned as commercial. The existing 7’3” block wall is set back 8’6”, and is kept in these plans.
- **605B:** Request to waive the requirement that the primary frontage of the structure be 60% of the lot width; the lot is 70’ wide so the required building width for new construction would be 42’. The existing building is 10’4” wide.
- **605D:** Request to waive the requirement that 60% of the primary frontage be glass.
- **607B:** Request to increase the maximum fence height from 4 feet to 6 feet, using a fence of metal tubes or bars. The current lot uses chain link fence, which is not allowed. The plan says they’ll use a 50% opaque metal bar fence.

The city’s staff review of this proposal said:

Planning is generally supportive of this proposal, but request additional landscaping and screening along the Cleveland Ave frontage consistent with UCO-style requirements. Both the North Linden Neighborhood Plan Amendment (2014) and Columbus Citywide Planning Policies (C2P2) design guidelines recommend parking lots should not front primary corridors and be hidden from view to the greatest extent possible (N Linden p 43, C2P2 p 32). C2P2 guidelines further state chain link fencing is not supported as screening (p 26). Staff are generally supportive of the requested variances, but request

that the proposal include UCO-style black metal tube fencing or a low wall with landscaping for greater consistency with design guidelines for auto and parking areas.

The application says that the development will use metal bar fence, not chain link fence. A later version of the lot plans, submitted to the city after the initial variance application, is included in this report, and increase the number of shrubs on the front of the lot from 3 to 6, and there are low walls included on the Cleveland Avenue side of the parking area in back. The plans appear to show that the existing chain-link fences on the alley and south sides of the lot will be removed.

The existing building is a pre-fabricated office 10'4" wide and 11'2" deep, and is kept. The city didn't have any comments on the building, and the building doesn't change in these plans.

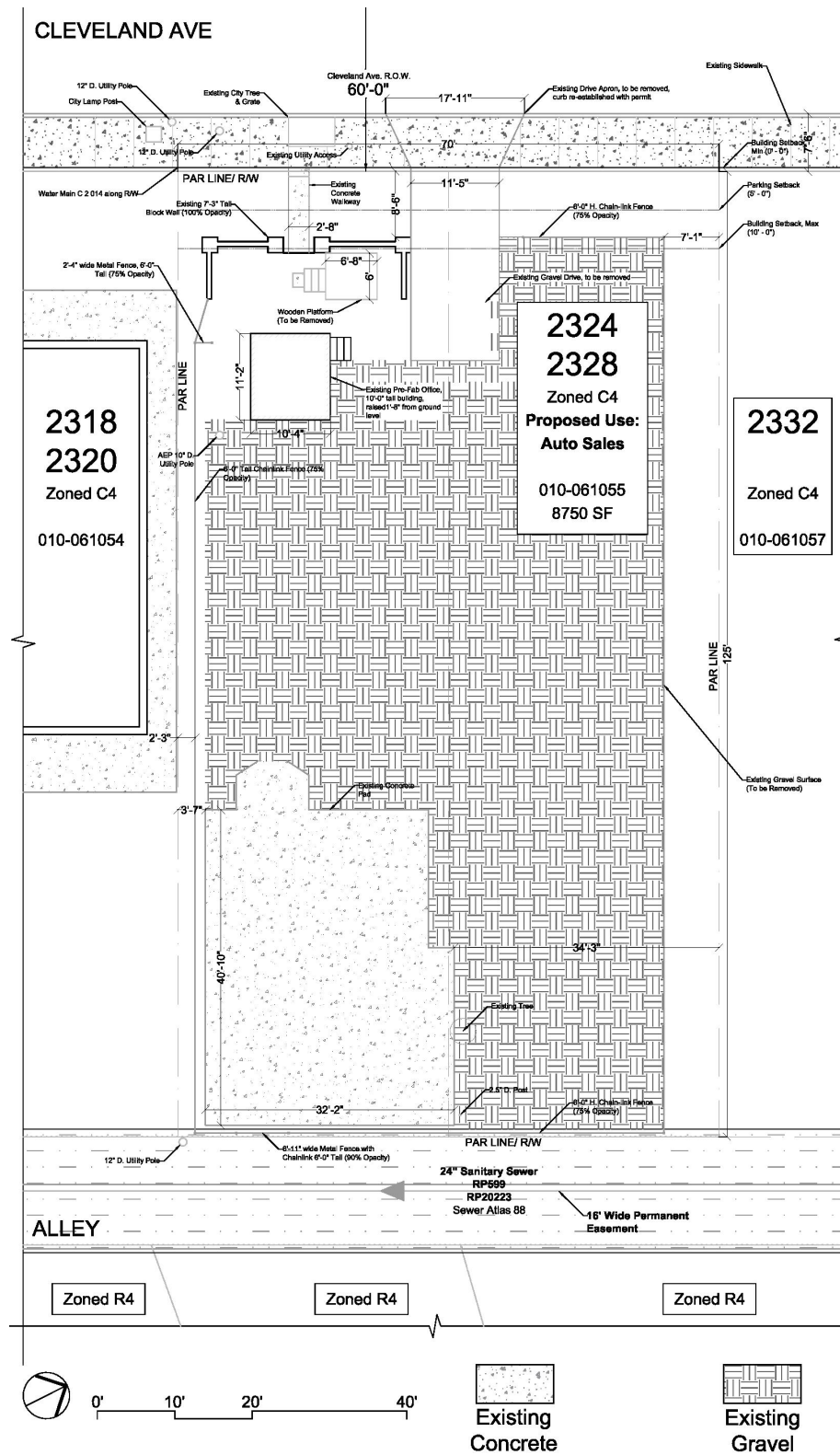
There is an existing driveway apron for this property in the sidewalk on Cleveland Avenue; this plan removes that apron and levels the sidewalk. The plan removes the existing driveway on the front of the property.

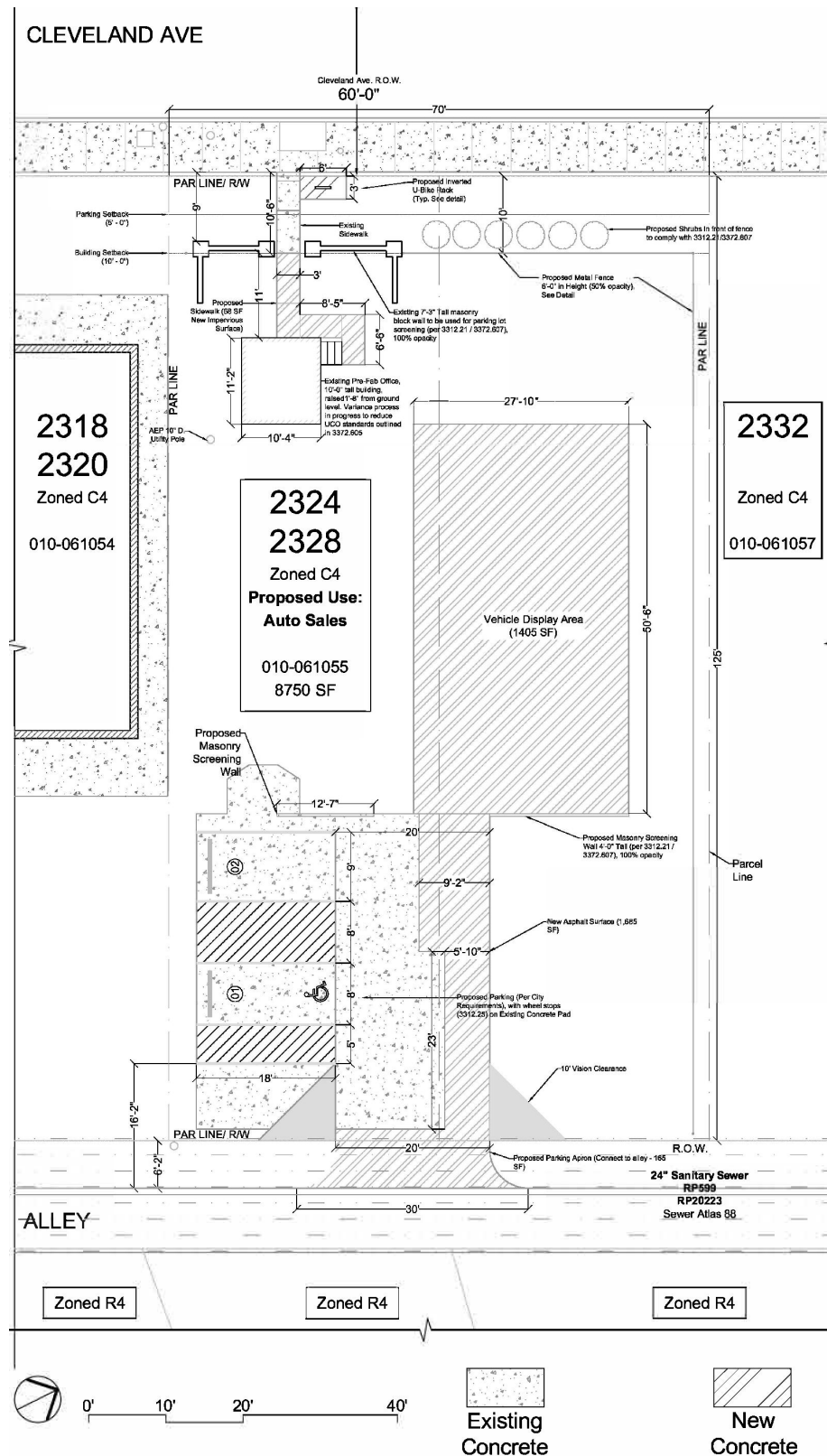
To summarize the variance:

- Remove gravel, widen the existing concrete pad for parking, add a new car pad for vehicle display. This includes small masonry screening walls.
- Remove chain-link fence, replace on the Cleveland Avenue and Mulby Place sides with 6' metal bar fence that is 50% opaque.
- Use an existing building that is too narrow, too far from the curb, and doesn't have enough glass facing the street.

Zoning Committee Recommendations:

- Ben Keith: The lot is already a gravel car lot, packed with cars. The proposed usage reduces the proportion of the lot covered in cars, gets rid of the chain-link fencing, and makes it into something more than a gravel parking lot: a concrete parking lot. As much as I don't want another car dealership on Cleveland Avenue, this development is a slight improvement over the present usage. If there are no alternatives to this use, this is better than letting the lot sit as car storage, and it doesn't significantly block future development. Recommend approval.
- Carol Perkins: We don't need another car lot on Cleveland Avenue, but this is an improvement. Recommend approval.





Upcoming items

No meeting or report in December; expect a longer report in January.

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>

