

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV24-048

Address 2585 OSCEOLA AVE.

Group Name NORTH LINDEN AREA COMMISSOIN

Meeting Date _____

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation Approval

(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

- 3332.05: Existing condition.
- 3332.13: Existing condition.
- 3332.22: The paved edge of Akola Avenue is approximately 11 feet beyond the property line, so a reduction in setback from 10 feet to 4 feet from the property line does not crowd the existing road.
- 3321.05(B)(1): The paved edge of Akola Avenue is approximately 11 feet beyond the property line, so a reduction in setback from 10 feet to 4 feet from the property line does not meaningfully reduce the vision triangle at the intersection of Akola Avenue and the alley.
- 3312.27: Necessary to prevent reduction in rear yard size.
- 3332.035: Construction of a duplex will increase the availability of affordable housing in North Linden, in accordance with the One Linden Plan's goal expanding housing options in Linden. There are already two duplexes on Osceola Avenue in the block immediately south of Akola Avenue (between Akola Avenue and the alley), and five duplexes in the following block (between Akola Avenue and Hudson Street).

Several neighbors voiced opposition to this project, along the following grounds:

- Construction of a duplex would decrease property values, based on a study conducted by one of the residents which was not provided to the Area Commission. (Several Area Commissioners noted that "lower property values" means that properties are more affordable.)
- Concern that the property is not currently adequately maintained by the Land Bank, and that Healthy Homes will not be able to maintain the property at the expected subsidized rent rate of \$865 per month per unit. (Healthy Homes assured the Area Commission that, at the scale in which they operate in Franklin County, HH has the financial resources to make sure that the homes are kept up, and they do work with their tenants to ensure the properties are maintained.)
- High usage of street parking on Osceola Avenue causes congestion and makes it difficult to back out of driveways (NLAC notes no parking variance was requested.)

Vote 7 for, 1 absent, 1 abstain

Signature of Authorized Representative Benjamin L Keith

Recommending Group Title North Linden Area Commission

Daytime Phone Number _____

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.