

Meeting Notes from Monday, December 2, 2013 meeting of the UAC Zoning Committee:

6:00 PM – Executive session began at the Pride Center for members of the Zoning Committee. We reviewed the agenda.

PRESENT: Ethan Hansen, Colin Odden, Seth Golding, Susan Keeny

Excused: Dick Talbot, Joyce Hughes, Tom Wildman

VISITORS: Nick Cavalaris, Jeff Glavan, Tanya Rutner

6:30 PM – Applicant(s):

1. **55 E. 15th Avenue** – This is a preliminary meeting to discuss a proposed 10,200 sq. ft. addition to the existing Kappa Kappa Gamma sorority house and a proposed 2-level subterranean parking structure at the rear of the property. This is an AR-4 zoning district in what is considered the core campus area. There variance requests are:

Section 3372.563 – Maximum lot coverage: *“A building or combination of buildings, including any rear or side porch or roofed stairs but excluding any balcony, walkway, deck, front porch, carport or garage, shall cover no more than 30 percent of the lot area; however, an additional five percent of lot coverage shall be permitted conditioned upon all other requirements, including parking, landscaping and refuse storage having been accommodated. **Exception:** The substantial rehabilitation of an original contributing building involving an increase in floor area or a change of use, or a project replacing a noncontributing building not original to the lot shall cover no more than 40 percent of the lot area”.* Existing lot is 34,500 sq. ft. x 0.40 = 13800 sq. ft. maximum lot coverage. Applicant proposes adding 10,200 to existing 16,366 sq. ft. building. This exceeds the maximum lot coverage by 13,118 sq. ft.

Section 3372.566 (C) – Building separation and size: *“No building shall exceed 10,200 square feet of calculated floor area”.* Existing sorority house is 16,366 sq. ft. and the applicant proposes to build a 10,552 sq. ft. addition. The existing structure currently exceeds the building size, and the addition will result in a building that exceeds the limit building size by 16,718 sq. ft.

Section 3372.567(A) – Maximum floor area: *“The maximum total calculated floor area permitted for any lot shall be... An amount determined by a floor area ratio of : (a) for substantial rehabilitation of an original contributing building involving an increase in floor area or a change of use: - 0.8.”* Applicant is unclear about the exact floor areas to be included in this calculation and will re-measure and re-submit this figure.

Section 3333.22 – Maximum side yard required: *“In an ... AR-4 Apartment Residential District, the sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot, provided that no more than 16 feet need be so devoted.”* Applicant proposes the side yard setback for the garage to be approx. 1 foot.

Section 3333.23 (a)– Minimum side yard permitted: *“The minimum side yard shall be the least dimension between any part of the building or structure and the side lot line, which least distance shall be as follows: AR-4 Districts - 5 feet.”* Applicant proposes the side yard setback for the garage to be approx. 1 foot.

The proposed project was presented by Nick Cavalaris, with comments from architect Jeff Glavan and sorority representative Tanya Rutner. Relevant information is:

- **ADDITION –**
- Applicant seeks to build an addition to the rear of their existing building. Existing building is 16,366 sq. ft. Proposed 3-story addition: 10,522 sq. ft.
- 10 bedrooms (20 beds) will be added to house along with common space, meeting rooms, faculty offices (1 faculty member on site per 20 sophomores is mandated by OSU), and study areas. This will make for a total of 30 beds. The additional space is required to meet Ohio State’s housing standards for their new “Step Program” which will permit sororities and fraternities to house sophomores, thereby helping to alleviate an anticipated housing shortage of 1000 beds once the Sophomore Rule is enacted.
- Sorority would require a 2-year live-in requirement of its membership
- Project will provide housing for undergraduates, encourage sorority membership (sorority is experiencing an increase in membership) and help offset facility costs.

- There is a potential for up to 60 more projects among the Greek system to comply with standards for university housing of sophomores
- The sorority owns the 3 adjacent parcels between 15th and 14th Avenues.
- Sorority also owns the residential structure to the west, which they will be demolishing. This house currently provides some housing and offices for their chapter.
- **PARKING –**
- The site slopes 14 feet to the south – existing parking lot is accessed from E. 15th Ave. (not accessible from E. 14th Ave.)
- The proposal is to demolish the 2-story brick house on the SW portion of the lot to be used for new parking lot.
- Significant change in grade used to propose a unique, 2-level parking structure where the upper level is approx. at the elevation of the existing parking lot., and the lower level is slightly below the elevation of E. 14th Ave. Both levels of proposed new parking structure will accessed from E 14th Ave.
- Currently 44 existing parking spaces. Proposed parking structure will provide 80 spaces.
- Landscape requirement proposed to be fulfilled by creating a heavy landscaped lawn along E. 14th Avenue.

Committee discussion, observations and comments:

- Addition appears very large – increases current square footage by more than 50%. Applicant response that membership is growing and OSU housing standards require certain spaces other than dorm rooms to meet requirements for housing sophomores.
- Committee asked if applicant had discussed project with adjacent property owners – Campus Partners owns property directly to east and there are plans for potential parking for the property near the intersection of E. 14th Ave. and Pearl Alley. Applicant response that they have meeting scheduled with Campus Partners to discuss area development plans.
- As parking is such an important issue in the District, the committee wanted to promote the idea of working with other area property owners within a comprehensive, overall plan so that the neighborhood has a cohesive look, and that there might be established opportunities for shared parking arrangements so that the neighborhood does not give the appearance of one large parking lot.
- Committee expressed concerns that there would be similar projects proposed by other sororities and fraternities which might greatly increase the density in an already densely-populated part of campus.
- The UARB has already given approval to the design of the addition to the existing sorority house. They have not yet approved any parking plans.

NO VOTE WAS TAKEN AT THIS MEETING.

The applicant will present at next month's Zoning Committee meeting with clarifications and revised plans per the above discussion. It is anticipated that a vote will be taken at that time.

Respectfully Submitted,

Susan Keeny,

UAC Zoning Committee Chair