

## **Meeting Notes from Monday, March 6, 2017 meeting of the UAC Zoning Committee:**

### **6:00 PM – Business/administrative session.**

- Reviewed the agenda items.
- A zoning attorney will be presenting at the March UAC meeting. Susan asked that all committee members think of questions to ask or topics to discuss. Some questions were:
  1. What can be done from zoning to prepare for development (other than the new UDP)?
  2. With projects we disapprove of being voted in favor of at the city, how do we present ourselves to make a convincing case?
  3. Duncan Standards? Do we need to learn these? If so, what do we need to know?
  4. Should we be more involved with the office of Traffic Management since many cases deal with parking and traffic?

**PRESENT:** Susan Keeny, Brian Williams, Seth Golding, Pasquale Grado, Aaron Marshall, Craig Bouska, Rory Krupp

**EXCUSED/ABSENT:**

**VISITORS:**

### **6:30 PM – Applicant(s):**

1. **257 E. 11<sup>th</sup> Avenue**– request for council variances to construct a single residential dwelling unit on a property that is zoned commercial.

#### **Project Information/Applicant Presentation:**

- Site is owned by the Land Bank
- Property is zoned C4 - Commercial
- 2 surrounding properties are zoned Residential
- Variance for a change of use is as follows:
  - Sect. 3356.03, C-4 permitted uses: to a residential use to be permitted in a C-4 Commercial zone.
- Proposed new house will be:
  - 1900 SF, 2-story,
  - full basement w/ egress window to allow future build-out habitable space
  - 3 bedrooms
  - 2 ½ baths
  - Detached garage
- Will take approx. 1 yr. to build once project is started.

#### **Discussion/Comments/Observations:**

- Question: Any Land Bank requirements? Response: Land Bank won't provide release of covenants until project is complete.
- Applicant came before committee several years ago with a similar project. UAC approved it. Applicant brought photos of that completed house
- Drawings presented at Zoning Committee meeting were of previous project, not of current project, but design and overall square footage will be the same.
- Comment that applicant performed well with previous project.
- Plan is appropriate and fits in the neighborhood.
- Not much more discussion. Overall consensus was that this request for change of use was appropriate and contributed to the surrounding neighborhood.

**Motion to approve the request for council variances for the project located at 257 E. 11<sup>th</sup> Avenue: Pasquale; seconded: Brian. For–7; Against–0; Abstentions– 0. – Motion passes unanimously.**

2. **218 E. 7<sup>th</sup> Street** – request for additional variances to build a new attached single-car garage on an existing house being renovated as a single family residence

#### **Project Information/Applicant Presentation:**

- This project was presented previously to the Zoning Committee for just a setback variance request
- However, it was since determined that the additional square footage is greater than 200 SF which requires full compliance with the requirements of the Overlay.
- The variances that are needed are as follows:
  - Section 3332.27, Rear yard: to reduce Rear Yard from 25% of lot area to 6%.
  - Section 3372.541, Landscaped Area and Treatment: to reduce landscaping behind the most rear portion of the dwelling from 10% to 3%.
  - Section 3372.542, Maximum Lot Coverage: to increase permitted lot coverage, as

- defined in the University Planning Overlay (UPO), from 25% to 28%.
- Section 3372.544, Maximum Floor Area: to increase maximum floor area (F.A.R.) from 0.40 to 0.50.
- This will be the applicant's primary residence.
- Property is located across from Weinland Park Elementary School.
- Currently, property is boarded up and has no front porch – needs a lot of work.
- A new drive and curb cut would be created off the alley to the east.

**Discussion/Comments/Observations:**

- Question: Has applicant been before Weinland Park Housing Committee? Response: Yes, neighborhood is supportive of project.
- Question: What is size of proposed house? Response: Total habitable area of the house with the habitable addition, will be 1,490 +/- SF.
- Comment that this is a very tiny lot with not much greenspace to begin with.
- General consensus of committee was that this was a worth project, would repair and upgrade an existing residential structure, and complement the character of the neighborhood.

**Motion to approve the request for variances for the project located at 218 E. 7<sup>th</sup> Avenue: Pasquale; seconded: Craig. For-7; Against-0; Abstentions- 0. – Motion passes unanimously.**

**\*It is really important to note that the Zoning Committee meeting adjourned before 7:30 PM. That is the earliest we have adjourned in over 6 years!**

**VOTING RESULTS FOR ZONING COMMITTEE MEETING: March 6, 2017**

MEMBER	Craig Bouska	Seth Golding	Brian Williams	Susan Keeny	Rory Krupp	Pasquale Grado	Aaron Marshall		
<b>Attendance</b>	Present	Present	Present	Present	Excused	Present	Present		
<b>CASE/ VOTE</b>	Y-N-A-R*	Y-N-A-R*	Y-N-A-R*	Y-N-A-R*	Y-N-A-R*	Y-N-A-R	Y-N-A-R*		
<b>257 E. 11<sup>th</sup> Ave</b>	Y	Y	Y	Y	Y	Y	Y		
<b>218 E. 7<sup>th</sup> Ave.</b>	Y	Y	Y	Y	Y	Y	Y		

\*Y – yes; N – no; A – abstain; R – recused

**\*Revisions are noted in red.**

The following link is to the on-line zoning code, for your use and information:

[https://www.municode.com/library/oh/columbus/codes/code\\_of\\_ordinances?nodeId=TIT33ZOCO](https://www.municode.com/library/oh/columbus/codes/code_of_ordinances?nodeId=TIT33ZOCO)

**For Commission Presentations:**

**Commissioners may speak twice, up to 3 minutes each time per Bylaws Article IV, Section 1(b).**

**For All Zoning Presentations:**

Applicants will present at the next University Area Commission (UAC) meeting which will take place (*unless otherwise notified*) on **Wednesday, March 15, 2016** at the Northwood & High Building, 2231 North High Street, one block north of Lane Avenue, Room 100. Zoning cases will be heard beginning approximately at 7:15 PM. Applicants are to bring at least 10 hard copies of their presentation that best presents their specific case – the specific variances requested, any plans, photos of existing properties, and a statement of hardship as to why the particular request should be granted. There is also an available overhead screen and projector for applicant power point presentations. The vote taken by the UAC that evening will be communicated to either the Columbus Board of Zoning Appeals, or City Council, or Graphics Commission, which will make the final determination of all requested variances

**PLEASE NOTE** the following parameters for all participants in Commission meetings with regard to zoning cases, per our REVISED bylaws, Article IV – MEETINGS, Section 7:

**The following time limits will be adhered to for all zoning cases heard before the Commission:**

1. Zoning Committee presents the facts of the case - **5 min. max**
2. Applicant Presentation - **7 min. max**
3. Zoning Committee report – **5 min. max**
4. Public comment (max 3 people each pro/con) - **2 min each (max)**. Only those who complete speaker slips prior to the case being heard will be considered for speaking based on the order the slips were received
5. Commissioner discussion: Commissioner who wishes may speak once per round for **1 min (max) for 2 rounds**. A Commissioner cannot save time for their second round or transfer their remaining time to someone else
6. Applicant response - **3 min (max)**
7. Commission vote
8. A motion to extend the max time limits can be made at the beginning of the case stating which portion(s) should be extended and by how long. The motion must pass by two-thirds (2/3) majority with no debate on this motion.