

**Meeting Notes from Monday, May 1, 2017 meeting of the UAC Zoning Committee:**

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

- Review of demolition request procedures
  1. Demolitions will take place, with or without commission recommendation
  2. Commissions can deny requests for early demolition, but this could be seen as an obstructionist action if a project's variances have already been approved
- Susan reported that Rambling House outside patio construction did not apply for variance & did not obtain building permit. City Code Enforcement is investigating
- Discussion and recommendation that variance requests that are not under UARB design review also appear before Planning Committee for their comments & recommendation. Will discuss at Planning Committee meeting

PRESENT: Susan Keeny, Pasquale Grado, Craig Bouska, Rory Krupp, Aaron Marshall

EXCUSED/ABSENT: Brian Williams, Seth Golding

VISITORS:

**6:30 PM – Applicant(s):**

1. **200 W. Norwich Ave.** – This is a request for early demolition for the previously approved new multi-unit apartment building composed of 258 “micro-units” plus leasing office. City staff gave this development a “Rooming House” designation.

**Project Information/Applicant Presentation:**

- UAC voted to disapprove this project's variance requests in December 2016.
- Mike Shannon reported that On April 10, 2017 City Council voted to approve the project's variance requests.
- The owners wish to proceed quickly with the project. They wish to be involved in the community once the project is completed.

**Discussion/Comments/Observations:**

- There was very little discussion. The committee could see no reason to delay a project that has already been approved, and did not want to be a hindrance to the project's construction schedule.

**Motion to approve the request for early demolition for the project located at 220 w. Norwich Avenue: Pasquale; seconded: Craig. For–4; Against–0; Abstentions– 1. – Motion passes.**

**\*Please note that the Zoning Committee meeting adjourned before 7:00 PM! Another record!**

**VOTING RESULTS FOR ZONING COMMITTEE MEETING: MAY 1, 2017**

MEMBER	Craig Bouska	Seth Golding	Brian Williams	Susan Keeny	Rory Krupp	Pasquale Grado	Aaron Marshall		
<b>Attendance</b>	Present	Excused	Excused	Present	Present	Present	Absent		
<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>200 W. Norwich Ave.</b>	Y			Y	Y	Y	A		

\*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=TIT33ZO](https://www.municode.com/library/oh/columbus/codes/code_of_ordinances?nodeId=TIT33ZO)

**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, May 17, 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.