

Meeting Notes from Monday, February 4, 2013 meeting of the UAC Zoning Committee:

6:00 PM – The meeting was called to order by Susan Keeny. We met at the Pride Center, 248 E. 11th Ave. We then went to visit the demolition site and conducted the rest of the meeting there. The weather was very

PRESENT: Jim Bach, Joyce Hughes, Paul Kwapich, Dick Talbot, Susan Keeny

EXCUSED: Joaquin Serantes, John Risteter, Bill Graver

ABSENT: Tom Wildman, Seth Golding

6:30 PM – Applicant(s):

1. **267 E. 11th Avenue** – This is a demolition permit for an 1800 SF wood frame building. The City notified us that the 60 day waiting period ends on Feb. 19th. Just to clarify again on demolitions, the applicant has not requested permission from our committee to demolish the structure prior to the 60 day waiting period, so we officially do not have to entertain a motion and vote on this project. However, the City would like our Commission's input on this matter. Whatever we say will not overrule the demolition, but our comments are heard and do go into the applicant's file.

No motion was needed for this demolition, but the Zoning Committee unanimously – yet reluctantly – approved the demolition of this house. During our inspection, it was noted that the house, a once nice wood-framed structure, is currently in a severe state of disrepair. Windows and doors are boarded up, and it appears that the structure has been broken into. In addition, the auto repair business directly behind the house, across the alley, is utilizing the property to park several vehicles. As a result, and especially for the safety of the community, the Zoning Committee felt that this property should be demolished.

2. **2193 Indiana Avenue** – This case did not appear before the Zoning Committee this month. Susan received a phone call from the applicant, Rick Radar from First Place Realty that a garage on one of his properties had been driven into by a vehicle which resulted in a structural wall being demolished. The City informed the owner that the property had to either be repaired or torn down because of safety concerns. The owner did not act immediately, and in the interim another vehicle crashed into the garage, causing major damage. The owner then demolished what remained of the garage and cleaned up the site, all without a demolition permit. The owner was cited by the City and told that before a legal demolition permit could be issued there must be a sign-off and letter of approval from the UAC. Susan discussed the case with the building official in charge and expressed reluctance in writing a letter in support of an applicant who did not go through proper procedures, even though it was evident that the structure in question needed to be demolished. It was agreed, then, that the building official would attach a note to the demolition permit application stating that he had spoken to the UAC representative on this issue and that the UAC had no apparent objections to this demolition that has already taken place.

As stated in case #1 above, no motion is necessary for this demolition case. The case can be discussed at the UAC meeting and if there is disagreement with the actions of the Zoning Committee, any comments or additional concerns may be raised and communicated to the City.

UAC ZONING RESULTS FOR MEETING DATE: February 20, 2012

COMMITTEE MEMBER	Seth Golding	Bill Graver	Joyce Hughes	Susan Keeny	Joaquin Serantes	Dick Talbot	Tom Wildman	John Risteter	Paul Kwapich	Jim Bach
Attendance	Excused	Excused	Present	Present	Present	Excused	Present	Present	Excused	Present
CASE/ VOTE	Y-N-A*	Y-N-A*	Y-N-A*	Y-N-A*	Y-N-A*	Y-N-A*	Y-N-A*	Y-N-A*	Y-N-A*	Y-N-A*
267 E. 11th Avenue	A	E	Y	Y	E	Y	A	E	Y	Y

*Y – yes; N – no; A – abstain.

**No vote required.

All applicants will present at the next University Area Commission (UAC) meeting which will take place (*unless otherwise notified*) on **Wednesday, February 20, 2012** 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 8 - 10 copies of their presentation that best present their specific case – the specific variances requested, plans, photos of existing properties, and a statement of hardship as to why the particular request should be granted. 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 bylaws, Article IV – MEETINGS, Section 7:

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

1. Applicant presents case - **5 min. max**
2. Zoning Committee report/recommendation - **2 min. max**
3. Public comment (max 3 people each pro/con) - **3 min each max**
4. Applicant rebuttal - **2 min. max**
5. Commission debate - **2 min max** per commissioner who wishes to speak. Each commissioner may speak only once.

