



City of Columbus  
Mayor Michael B. Coleman

## University Area Commission

Northwood High Building  
2231 North High Street  
Columbus, Ohio 43201  
(614) 441-8174  
[www.universityareacommission.org](http://www.universityareacommission.org)

*Serving the University Community since 1972*

Doreen Uhas-Sauer  
President

Susan Keeny  
1<sup>st</sup> Vice President

David Hegley  
2<sup>nd</sup> Vice President

Sharon Young  
Corr. Secretary

Lucas Dixon  
Recording Secretary

Seth Golding  
Treasurer

Jim Bach

Terra Goodnight

Bill Graver

Joyce Hughes

John Risteter

Charles Robol

Joaquin Serantes

Gena Shelton

Laura Shinn

Richard Talbott

Tom Wildman

### **Agenda for Monday, July 1, 2013 meeting of the UAC Zoning Committee:**

6:00 PM – Executive session for Zoning Committee – meet at the Pride Center.

6:30-6:45 PM – Meeting at the first applicant site as listed on the agenda

7:30 PM (approx. time) – After the site visit, the rest of the meeting will continue with the remainder of the agenda back at the Pride Center, 248 E 11<sup>th</sup> Avenue.

1. **1492 Indianola** – This is a request for council variance to allow an existing 9-unit apartment building in an R-4 district. The intent is to add an additional unit to this apartment building by converting an existing storage garage on the first level to an apartment. The building footprint will remain the same.

As the existing use is and has been non-conforming, the addition of another unit requires a variance. There are also 7 other existing conditions that are non-conforming. The city zoning staff recommends adding these to the requested variances requested to comply with current zoning requirements. The applicant is architect Julie Bullock for client Sean Ash of Peak Properties.

2. **142 King Avenue** – This will be our second meeting with Brian Wilmers and Dan Schmidt of the JDS Companies/Cityspace regarding their proposed multi-unit housing development on the site of the First Church of the Nazarene. The applicants hope to present preliminary conceptual massing model/drawings for their project to further define the scope of their project. This meeting is a continuation of preliminary discussions on the project. No vote will be taken at this meeting.
3. **2020 N. High Street, OSU Wendy's site** – request for demolition of the existing Wendy's restaurant at 2020 N. High Street to prepare the site for a proposed new mixed use development with retail on the ground floor, four floors of residential above, and a two level parking structure. The applicant is Bob Allman, Project Manager with the Celmark Development Group, Inc.
4. **236-242-248-262 Norwich Avenue** – demolition applications were filed for these four properties on 6/5/13. This is for the Edwards Development Co. for their proposed new multi-unit housing project. The waiting period for these demolitions ends on 8/5/13. They have not requested permission for early demolition, but we have opportunity to submit comments to the city.

Applicants will meet at the **Pride Center at 248 E. 11<sup>th</sup> Avenue**, unless otherwise directed. Please enter the facility at the rear. Applicants should arrive at 6:30 PM and wait in the foyer. Please bring completed BZA/demolition/graphics applications, photos, and other support materials to best present your case. There are 9 Zoning Committee members. The public is welcome.

**PLEASE NOTE** that applicants that have received a vote at the Zoning Committee meeting will present at the next UAC meeting on **July 17, 2013**, where a vote will be taken by the entire Commission. We will send out an agenda for that meeting later. The results of the UAC vote and a recommendation will be forwarded to the Columbus Board of Zoning Appeals (BZA), or City Council, or Graphics Commission, as appropriate to each applicant's case.

If you have any questions, please call or email.

Thank you,

Susan Keeny

Zoning Committee

[slmkeeney@hotmail.com](mailto:slmkeeney@hotmail.com)

Cell: (937) 479-0201