

Meeting Notes from Monday, September 9, 2013 meeting of the UAC Zoning Committee:

6:00 PM – Executive session began at the Pride Center for members of the Zoning Committee. Susan presented an overview of the agenda for that evening. She reported that the case involving 142 King Avenue was tabled until next month.

PRESENT: Dick Talbot, Ethan Hansen, Colin Odden, Seth Golding, Tom Wildman, Joaquin Serantes, Susan Keeny

Excused: John Risteter, Joyce Hughes

ABSENT: Bill Graver

VISITORS: Laura Bidwa, Terra Goodnight, Jane Makari and Cliffside neighbors.

6:30 PM – Applicant(s):

1. **1492 Indianola Avenue**– This was the second meeting for this request for Council Variance to allow an existing 9-unit apartment building in an R-4 district. Apartment buildings are not allowed in an R-4 zone. The intent of the project is to add an additional unit to this apartment building by converting two existing storage garages on the first level to one apartment. The building footprint will remain the same. As the existing apartment building is and has been a non-conforming use, the addition of another unit requires a variance for change of use. Both the architect, Julie Bullock, and the owner, Sean Ash, were present.

The architect began by noting that she had met with the city to discuss the variances. At our last meeting there were 8 variance requests. (See *zoning meeting notes 7/01/13*). There are now only two (2) variance requests. They are:

Section 3332.039A – R4 District: to allow a 10-unit apartment building in an R4 district.

Section 3372.544 – Max. Floor Area: to allow the existing 0.72 Floor Area Ratio (6535 existing sf.) to remain rather than the maximum permitted 0.40 Floor Area Ratio (3596 sf. Allowable sf.).

It was confirmed by City staff that the minor changes to the existing parking lot did not warrant application of the full parking requirements of the code. Therefore the following existing conditions are permitted:

- Lack of vision clearance at the entrances to the parking lot due to cars in existing parking spaces
- No curbing around the parking lot
- Parking lot positioned between building and street
- Parking setback line that is reduced to 0 ft.
- No required landscape screen for parking spaces

There was discussion at the previous zoning committee meeting that trash trucks might not be able to access the dumpster. It was since determined that the dumpster location is acceptable.

Also discussed previously was the idea of making part of the existing storage garage into a community room for the apartment residents. The architect has revised the plan to accommodate a laundry room for apartment residents.

There were concerns expressed by neighbors that the existing apartment building is not a neighborhood asset and has been home to some residents that have engaged in disruptive behavior. Although this is not a zoning issue, the owner did state that his goals were to rent to responsible tenants and to repair and maintain the building in good condition. He produced a landscape plan showing a variety of plant materials to enhance the property.

In the end, the committee voted to support the request for Council Variances, although not unanimously.

Motion to support the variances for 1492 Indianola Avenue: Seth Golding – seconded: Dick Talbot. For – 5. Against – 1. Abstentions – 1. MOTION PASSED

2. **2701 Indianola Avenue** – A request for variances for a new restaurant, “Coop Café”, proposed for an existing, vacant, former convenience store. The proposal is for casual dine-in plus outdoor seating/dining. Applicant architect Tim Lai. Also present was the owner, Firas Habli, also the owner of Savor Taste Matters on Indianola Ave. This project was tabled from last month’s Zoning Committee meeting.

The existing convenience store was built around 1971. The architect presented a revised rendered site plan and rendering of the new restaurant. The project's original variance requests are:

Section 3312.49C, Min. required parking: To seek reduction of required parking from 28 to 0. There are 10 existing spaces.

Section 3312.21, Landscape screening: To eliminate landscape screening of the parking lot from the adjacent streets.

Section 3312/27, Parking setback: To reduce the required parking setback from 10 ft. to 0 ft.

After discussion with city zoning staff (and after the Zoning Committee meeting), additional variance requests were determined. They are:

Section 3321.05, Vision clearance: To obstruct vision clearance at the driveway entrance with plantings. Also to obstruct the intersection of an alley and a street with plantings and a portion of one parking space.

Section 3312.25, Maneuvering: To not provide sufficient maneuvering to the northernmost parking space next to the bicycle racks.

Adequate parking is the big concern for this project. The architect noted that there is currently no parking along Indianola in front of the project site, and there is limited parking in the neighborhood. The owner has spoken with neighbors and received many written support forms for this proposed restaurant. He has also tried to secure leased parking spaces from area churches and the high school, but with no success. The City Traffic Engineer, Dan Blechschmidt, has been asked if parking on Indianola could be allowed. There is no ruling at this time. Any street parking that might be approved would help, but could not be applied toward the code required parking.

Concerns expressed were:

- Large numbers of cars seeking parking in a neighborhood with limited parking
- Vehicles exiting and entering the restaurant parking lot through a single drive on Cliffside
- Cliffside has an incline and becomes icy during the winter, making stopping at the Cliffside & Indianola intersection treacherous
- Proposed restaurant might turn into more of a bar than a family-oriented restaurant and negatively impact the neighborhood, similar to other University District bars
- Noise from the outdoor patio would negatively impact the neighborhood

Some of the recommendations expressed were:

- Continue to attempt to secure additional leased parking spaces. Suggestion to try the high school's parking lot on the far side of the facility
- Discuss traffic options with Traffic Engineer such as parking on Indianola Ave. in front of the property and on the bridge, and a right-turn-only exit onto Cliffside
- Investigate with Traffic Engineering alternate entry off Indianola Ave.
- Making Cliffside a one-way street. (technically, Cliffside is listed as an alley, not a street)
- Plant materials along the patio to help reduce noise.

The architect noted that planting materials were removed from the patio edge to the street edge to help fulfill the landscape screening requirement and still have enough space to allow a double row of 90 degree parking stalls. They will investigate the parking situation in consultation with the Traffic Engineer.

The Zoning Committee voted to support the requests for the first three variances only as listed above.

Please note that the Zoning Committee had no knowledge of the additional required variances at the time of their meeting. The committee did vote to support these variance requests, although not unanimously, and with the following conditions:

- **No outdoor amplification permitted**
- **No outdoor electronics (TV screens, etc.) permitted**

Motion to support the variances for 2701 Indianola Avenue with the above-listed conditions: Dick Talbot – seconded: Ethan Hansen. For – 5. Against – 1. Abstentions – 1. MOTION PASSED

PLEASE NOTE that in light of the new variance requests, the applicant has tabled this request for variances until the next University Area Commission meeting. Per our bylaws,

the Zoning Committee's recommendation at this point in time must remain and cannot be reconsidered.

3. **291-293 E. 8th, 1311 Summit, 1463 N. 4th, 1475 N. 6th Streets** – A request for early demolition of residential structures owned by the Columbus Affordable Housing LLC and a part of the Land Bank, now called the Central Ohio Committee Improvement Corporation (COCIC). Erin Prosser presented the requests along with a history of the properties owned by the Weinland Park Collaborative. The properties in this demolition request are eligible for having 75% of their demolition costs provided by the County Land Bank. It is not yet determined what will happen on these sites once the buildings are demolished. They are currently boarded up and in fair to poor condition. These demolitions were present to and approved by the Weinland Park Housing Committee. Laura Bidwa will work with the demolition contractors to make sure anything of historic value will be removed from the buildings before demolition and stored for safe-keeping.

Motion to support the requests for demolition of the properties located at 291-293 E. 8th, 1311 Summit, 1463 N. 4th, 1475 N. 6th Streets: Seth Golding – seconded: Joaquin Serantes. For – 7. Against – 0. Abstentions – 0. MOTION PASSED

4. **237 King Avenue** – This is a request for variances for a change of use for the existing Viking Premier Beverage store. The project is a change of use from a retail beverage carry-out store to a retail and eating and drinking establishment. There will be an outdoor patio with seating for 16 people. 739 square feet of existing interior retail space will be renovated to include a new bar plus tables and chairs for a total of 34 seats. The majority of the space will still remain retail. Applicant is architect Brent Racer.

The new use will require 18 parking spaces. The proposed plan shows 6 existing parking spaces on site, including 1 ADA handicapped space. Also included is a variance for a bar that is within 500 feet of a religious facility. There are 3 churches within this radius. The variances requests are as follows:

Section 3312.49, Minimum Parking: to reduce the required parking spaces from 12 to 0.

Section 3356.07, Distance Separation Standards: to locate a bar within 500 feet of a religious facility.

The owner has procured signatures of approval from the area churches to meet the one variance request. He has tried to secure the leased parking spaces from other businesses and non-profits in the area. To date, the owner has signed a lease with J.B. Properties for 8 additional parking spaces to help meet the parking requirement for their new use. This reduces the parking shortage to 4 spaces.

The committee discussed the impact of another drinking place in a residential neighborhood. The owner stated that he wishes this to be a quiet neighborhood gathering spot. Other nearby outdoor patios include the Hamptons on King, a large bar with a large outdoor patio, and Til V, a specialty restaurant with a small, quiet outdoor patio. It was noted that this area appears to be accommodating to several drinking and eating establishments. Any past noise issues have been reported to the police.

Recommendations of the committee:

- Applicant was encouraged to improve the outside appearance with plantings, better signage, etc. so that there was a clear sense of trying to contribute to the neighborhood.
- Architect should present plans clearly, focus on zoning requests, and eliminate extraneous materials
- Make sure site plan is clearly labeled and oriented to the north.
- Show outdoor seating and interior dining/tasting area – occupancy that determines parking requirements.

The committee did vote to support these variance requests and with the following conditions:

- **No outdoor amplification permitted**
- **No outdoor electronics (TV screens, etc.) permitted**

Motion to support the requests for variances with the above-listed conditions for 237 King Avenue: Dick Talbot – seconded: Ethan Hansen. For – 7. Against – 0. Abstentions – 0. MOTION PASSED.

5. **142 King Avenue** – The applicant tabled their case until next month.

UAC ZONING RESULTS FOR MEETING DATE: September 9, 2013

MEMBER	Seth Golding	Bill Graver	Joyce Hughes	Susan Keeny	Joaquin Serantes	Dick Talbot	Tom Wildman	John Risteter	Ethan Hansen	Colin Odden	Jim Bach
Attendance	Present	Absent	Excused	Present	Present	Present	Present	Excused	Present	Present	resigned
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*	R
1492 Indianola	Y			Y	Y	Y	A		Y	N	
2701 Indianola	N			Y	Y	Y			Y	A	
291-293 E. 8th, 1311 Summit, 1463N. 4th, 1475 N. 6th	Y			Y	Y	Y	Y		Y	Y	
237 King Ave.	Y			Y	Y	Y	Y		Y	Y	
142 King Ave.	TABLE			TABLE	TABLE	TABLE	TABLE		TABLE	TABLE	

*Y – yes; N – no; A – abstain; R - resigned

All applicants will present at the next University Area Commission (UAC) meeting which will take place (*unless otherwise notified*) on **Wednesday, September 18, 2013** 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.

Respectfully Submitted, Susan Keeny Zoning Committee slmkeeney@hotmail.com Cell: (937) 479-0201