



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  
Terra Goodnight  
Recording Secretary  
Seth Golding\*  
Treasurer

Jim Bach  
Lucas Dixon  
Bill Graver\*  
Ethan Hansen\*  
Joyce Hughes\*  
Colin Odden\*  
John Risteter  
Charles Robol  
Joaquin Serantes  
Gena Shelton  
Laura Shinn  
Richard Talbott\*  
Tom Wildman\*

\*Denotes Zoning  
Committee member

### **Agenda for Monday, November 4, 2013 meeting of the UAC Zoning Committee:**

6:00 PM – Executive session for Zoning Committee – meet at the Pride Center. We will be discussing a proposed change to our bylaws.

6:30 PM – Meeting at the Pride Center, 248 E 11<sup>th</sup> Avenue. The meeting will proceed with applicants in order as listed on the agenda below.

1. **21 Smith Place** – A request for variances to relocate 2 existing parking for the Mangos Café to the rear of the property and to create an outdoor patio in the front of this existing hookah bar business establishment.
2. **1254 Dennison Avenue** – A request for variances for a new curb cut off Dennison to provide access to an existing paved area in the side yard. Section 3332.28: Side Yard Obstruction.
3. **2725 N. High Street** – A request to rezone this property, the site of the former White Castle, to permit a car wash use at this site. The business is Goo Goo Car Wash. The applicant is Buckeye Express Wash LLC and the attorney is David Hodge of Smith and Hale LLC.
4. **15 E. Lane Avenue** – A proposed mixed use development at the southeast corner of Lane Avenue and High Street, the current site of the Shell Station. The applicants are developers from Elford Development. This is a preliminary meeting. No vote will be taken at this time.
5. **384 King Avenue** – A request for the demolition of an existing wood-framed garage in preparation for the construction of a new 2-car wood-framed garage at a residential property. The applicant is the owner, Tim Lanza.
6. **172 E. Lane Avenue** – A request to permit a change of use of an existing garage from storage to a one-bedroom dwelling unit. The owner is Breco Properties LTD, Wayne Garland. The applicants are architects Barry and Bryce Jardine.
7. **2701 Indianola Avenue** – A request for variances for a new restaurant proposed for an existing, vacant, former convenience store that presented to us the previous month. This will be the third meeting with the applicant and architect. The case did not go before the entire Commission last month because of variance clarification and neighborhood concerns. The architect has revised a site plan and we now have 4 variance requests: reduced parking, parking setback, parking screening and vision clearance.

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 10 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 **November 20, 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