

Meeting Notes from Monday, August 1, 2016 meeting of the UAC Zoning Committee:

6:00 PM – Business/administrative session.

- Reviewed the agenda items. No site visits this month. It was determined, for the time being that site visits are a difficult venue for discussion and voting, especially during inclement weather.

PRESENT: Susan Keeny, Brian Williams, Pasquale Grado, Rory Krupp, Seth Golding

EXCUSED/ABSENT: Deb Supelak, Dick Talbot, Craig Bouska

VISITORS:

6:30 PM – Applicant(s):

1. **1824 N. High Street & 21 E. 15th Avenue** – request for early demolition from Campus Partners for commercial building contiguous to Longs Bookstore. Demolition permit was previously issued for Long's. Amanda Hoffsis from Campus Partners presented.

Project Information/Applicant Presentation:

- The building in question, Hennicks, fronts both on High St. and on East 15th Ave. It has 2 separate addresses.
- Hennicks also abuts the former Longs Bookstore on both the south and east sides.
- A demo permit has already been issued for Longs Bookstore, but the addresses for Hennicks were not listed on the demolition permit. Even though it is connected to Longs, each address must be listed on a demolition permit in order to be included in the demolition process
- If the Hennicks building is not demolished along with Longs, there is some concern that the structural integrity of Hennicks might be compromised and an unsafe condition would be created.
- Demo of Longs and Hennicks will provide lay-down space necessary during the construction process to follow.

Discussion, Comments/Observations:

- Pasquale noted that a vault likely exists under the sidewalk that fed a coal fire furnace that Dr. Long wanted to maintain. Also existing is a basement that is dug out between the 2 buildings. If Longs were demolished without Hennicks, the remaining structure might not have adequate support.
- Pasquale asked that the demolition contractor be directed to protect the existing brass plaque in the sidewalk at 15th & High. May be a time capsule below.
- Question: Will Pearl St. traffic be one-way during construction? Response: Pearl will be 2-way between 15th & 16th during the construction.
- Question: What will happen to the artwork on Longs facing High St.? Response: This is a "performance" art installation. It is intended to come down with the building – demo is a part of the art. A time lapse camera will document the demolition. Art community very excited. 1st time in 20 years that this type of performance art will take place.
- Recommendation: Committee asked that important items be salvaged. Response: There will be a building inventory done for everything between 14th & 17th Streets. There will be more thorough inventories done on some buildings: Sigma Nu and Wellington.
- The committee recognized the timeliness of getting the demolition of Hennicks under contract with the current demolition contractor, and was supportive of the request for early demolition.

Motion to approve the request for early demolition for the building located at 1824 N. High Street & 21 E. 15th Avenue: Seth; seconded: Brian. For–3; Against–0; Abstentions– 1. Motion is *approved*.

2. **1311 Summit Street** – request for council variance for a new residence & office for Sheldon and LC Johnson. The 2 buildings are in response to an RFP issued by Campus Partners to develop a vacant lot in Weinland Park. Multiple variances are required to permit an office building and carriage house dwelling on the same lot in the AR1 zone.

Project Information/Applicant Presentation:

- New buildings proposed for a single vacant site in Weinland Park
- This was a Campus Partners property, and applicant has been working with Campus Partners on this project.
- Applicant proposes 2 structures on the property:
 - 2-story house (main house) with full basement to be used as an office for a small start-up consultation business, for now; will become owners' residence in future
 - 2-story garage/carriage house at rear of property with apartment – to be owners' primary residence for now; will become rental unit in future.
 - Both structures to be built in the 'residential' style of the Weinland Park neighborhood

- Goal is to eventually convert the 'office' into the owners' primary residence.
- Proposed new buildings have multiple variances:
 1. Sect. 3333.02, AR12, ARLD & AR1, apartment residential district use: to permit an office building & carriage house dwelling on the same lot or 2 single-unit dwellings on the same lot in the AR1 District.
 2. Sect. 3312.49, Min. numbers of parking spaces required: to permit a total of 2 parking spaces for a 1944 SF office building plus single-unit dwelling or 2 single-unit dwellings instead of the code required 11 parking spaces (7 for the office/dwelling plus 4 parking spaces for the 2 single-unit dwellings).
 3. Sect. 3333.09, Area requirements: to permit the existing nonconforming lot width of 34 FT instead of the code required 50 FT.
 4. Sect. 3333.16, Fronting: to permit no frontage for the rear single-unit carriage house dwelling instead of the code required frontage on a public street for every dwelling unit.
 5. Sect. 3333.22, Max. side yard required: to permit a max. side yard 3.5 FT for the front building instead of the code required 6.8 FT.
 6. Sect. 3333.23, min. side yard permitted: to permit the following reduced side yards instead of the code required min. 5 FT side yard:
 - 3.5 FT on the north side of front building
 - 4 FT on the north side of carriage house
 - 0 FT on south side of the front building
 7. Sect. 3333.24, Rear yard: to permit the carriage house to have no rear yard.
- House: 1944 SF
- Carriage House: 832 SF
- Lot: 34 FT x 170 FT – narrow, deep lot.
- Both house and carriage house to be similar in style to surrounding neighborhood residential structures: front porches, garage at rear, gabled roofs
- Room sizes, plumbing locations and room layouts within front building will work for both offices now and bedrooms and living spaces in the future – flexible design

Discussion, Comments/Observations:

- Question: Is the office a change of use? Response: Offices are permitted use; zoning will not change; variance will allow for 2 dwelling units on 1 lot
- Question: How long do you intend to live here? Response: Purchase agreement requires applicants to live at this address for 10 years.
- Question: Have you considered the impact of parking on the neighborhood? Response: There is on-street parking on Summit, directly in front of the property. During business hours, there is typically not a parking issue – parking spaces are available during the day. Since clients will be coming during the daytime, parking shouldn't be an issue
- Question: Will the variance request be permanent? Response: Council variances remain in perpetuity with the property. It is legislation – an ordinance that is drawn up – voted on by City Council.
- Comment that perhaps garage could be moved toward the east to another parking space or 2. Response: Would like to maintain as much green space as possible in rear yard
- Question: What is porch depth and does roof slope match typical roof slopes in neighborhood? From drawings it appears that slope is 5:12 and should be more like 8:12. Important to relate to existing buildings to maintain the character of the neighborhood. Response: Porch depth is 6 FT – is minimum but deep enough to have porch seating. And, in terms of roof slope, will look at design elevations to make sure they relate to surrounding neighborhood.
- Recommendation to applicant: The project is a creative use of a vacant lot that incorporates a plan of how the new structures will be used in the future. However, parking remains a bit of a concern. Committee urged the applicant to take photos of the existing site and parking conditions throughout the day. Also, recommended was to show adjacent properties to show relationship to proposed new build design.

Motion to approve the request for council variance for the new building to be located at 1311 Summit Street: Seth; seconded: Brian. For–4; Against–0; Abstentions– 0. Motion is approved.

3. **1445 Summit Street** – request for variances to expand the existing parking lot at Orton Labs. This is the 2nd meeting with the project architect, Steve Schwope from New Avenue Architects.

Project Information/Applicant Presentation:

- This case was presented for preliminary discussion at the June Zoning Committee meeting. The

committee met at the site. Variances are not yet fully determined, but they would most likely include: parking lot setbacks and screening.

- Owner wishes to make site improvements and offer more off-street parking for prospective tenants.
- Existing retaining wall is deteriorated and failing; must be replaced – good time to look at reconfiguring parking lot
- Existing lot has 9 parking spaces; proposed lot will have **20 parking spaces**.
- New parking lot layout will extend beyond required setbacks along Peters Alley to the west and E. 8th Avenue to the south.
- All old growth trees/shrubs will be maintained
- New growth trees/shrubs will be replaced with new trees/shrubs
- Rain gardens, pervious pavers and trench drains will handle storm water runoff.
- Planters on new retaining wall will have vines growing over top to soften masonry wall
- City is engaged in plan

Discussion, Comments/Observations:

- Question: No catch basin or tie into existing storm sewer? Will the city require this? Response: Will bring this up with the city.
- Steve Schwope contacted Randy Black from Historic Resources Commission as suggested at last meeting. This property is both on National Register and local Columbus Register of Historic Places. Steve will keep in contact with Randy Black and Dan Ferdelman regarding any design approvals.
- Replacing existing failing retaining wall very important. Looked also at fixing existing dry stack stone, but this was out of scope of work. Will maybe look at dry stack wall in later phase. Originally, property was grassy slope.
- Question: Will pervious pavers affect root system of old growth trees? Response: Intent is to have as little impact on existing mature trees as possible. Will be consulting with an arborist.
- Overall, the committee was positive about :
 - Direction the project was taking in terms of trying to handle storm water runoff on site in a sustainable manner, per discussions from previous meeting
 - Care and detailing of the new retaining wall to respect the historic Orton Lab building and the historic character of neighborhood
 - Proposed lighting and screening of car headlights to prevent glare to neighboring residences
 - Intention to save mature trees and plantings
- Committee recommended that for any final vote to occur,
 - Applicant should determine fully the variances being requested; verify all variances with city zoning staff
 - Variance application should be filled out, complete with site plans, variances listed, and statement of hardship, or, reasons why this variance request should be granted.

No vote was taken at this meeting.

VOTING RESULTS FOR ZONING COMMITTEE MEETING: August 1, 2016

| MEMBER | Craig Bouska | Seth Golding | Brian Williams | Susan Keeny | Rory Krupp | Deb Supelak | Dick Talbot | | |
|---|--------------|--------------|----------------|-------------|------------|-------------|-------------|--|--|
| Attendance | Excused | Present | Present | Present | Present | Excused | Excused | | |
| CASE/ VOTE | 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* | | |
| 1824 N. High Street & 21 E. 15th Avenue | | A | Y | Y | Y | | | | |
| 1311 Summit Street | | Y | Y | Y | Y | | | | |

*Y – yes; N – no; A – abstain; R – recused

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=TIT33ZOCO

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, August 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 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.