

Meeting Notes from Tuesday, January 3, 2017 meeting of the UAC Zoning Committee:

6:00 PM – Business/administrative session.

- Reviewed the agenda items.
- Discussed trying to find another meeting place for zoning due to difficulty hearing discussions in the Pride Center. Acoustics aren't good. Susan will contact Matt to see about meeting space at Northwood High Building.
- Discussed having committee members taking on some tasks such as sending out postcards (Deb did this but will be going off zoning), taking site photos, recording votes, etc. Susan is trying to spread out duties
- Brian will lead zoning portion of Feb. UAC meeting in Susan's absence
- 2 visitors present expressed interest in joining zoning committee in 2017.

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

EXCUSED/ABSENT: Craig Bouska

VISITORS: Kathy Fox, Aaron Marshall, Sam Runta's friend (did not record name)

6:30 PM – Applicant(s):

1. **1435 N. High St.** – variances requested to build a 144 room hotel with ground floor commercial at 1435 N. High Street, the parcel adjacent to the Northside Library.

Project Information/Applicant Presentation:

- This is the 2nd meeting with this applicant.
- From the last meeting, height & parking are the only variances being required. 8-story building.
- Variances being requested are:
 1. Section 3312.49, Min. number of parking spaces required: to permit 121 parking spaces instead of the code-required 144 parking spaces. (144 for hotel use & 7 for commercial after UCO parking reduction).
 2. Section 3309.14, Height districts: to permit a building of 85.5 ft. tall in an H-35 ft. height district.
- Different opinions on parking requirement:
 1. Some felt that amount of spaces shown on plan to be adequate, even more than was needed especially as hotel is on bus line.
 2. Others felt that hotel would be adding more vehicles to an already crowded residential neighborhood.
- Applicant will seek leased parking from Library for after-library-hour parking. No agreement currently in place.
- Site slopes 4 ft. east to west making elevation change from 85 ft. @ High St. to 89.8 ft. (parapet height) @ west elevation.
- Retail spaces will include restaurant use. Parking requirement based on assembly, not retail.

Discussion, Comments/Observations:

- Rory supports design. Hotel will be more in-scale with neighborhood once surrounding 72 ft. high buildings complete construction.
- Hotel activates block
- Question: Can a floor be eliminated, reducing building scale & number of rooms, thereby reducing parking requirement? Hotel appears to dominate and overpower new library & neighborhood.
- Response: Applicant needs that quantity of rooms to make project financially successful.
- Deb expressed concern that UAC worked to set new height standards that are being ignored by proposed hotel's height.
- It was noted that existing Gateway is at 90 ft. height
- Pasquale noted that proposed hotel's height was excessive at this site.
- Seth noted that allowable 72 ft. bldg. height along High St. was carefully determined over many meetings - exhaustive process.
- Applicant complimented for planning 2 ½ levels of below grade parking that was screened by 'green wall'.
- Building elevations face mainly north-south. 89.8 ft. very intrusive in the residential neighborhood to the west.
- Concern that High St. will appear canyon-like with all the tall buildings being built. Response: Hotel does not have flat façade along High St. Building height steps down toward new library.

Motion to approve the request for variances for the project located at 1443 N. High St.: Brian; seconded: Rory. For–2; Against–2; Abstentions– 1. – Tie vote.

2. **Jeff Anderson, RLA, Parks Development Specialist** – presentation on proposed Tuttle Park development. – (cancelled).

3. **218 E. 7th Street** – request for rear yard variance to build a new attached single-car garage on an existing house being renovated as a single family residence.

Project Information/Applicant Presentation:

- Owner, Steve Bollinger, is renovating an existing house on E. 7th across from Weinland Park Elementary.
- Adding an attached 2-car garage plus small 2-story addition to back of house that includes a half bath on the 1st floor.
- This will be owner's home - primary residence
- There is under 50% lot coverage
- Only 1 variance determined:
 1. Section 3332.27, Rear yard: to permit a reduction from 21.3% to 3% instead of the code-required min. rear yard which is 25% of total lot area.
- Existing house needs lots of work
- There is currently no onsite parking.
- A new drive and curb cut would be created off the alley to the east.

Discussion, Comments/Observations:

- Rory noted that both the lot and house is very small. Lot is 16 ft. wide.
- Brian noted that Weinland Park Housing Committee was very receptive to the project.
- Project was viewed as a positive addition to the neighborhood and a great improvement to an existing neglected property.

Motion to approve the request for variances to construct a garage and small addition to the existing house located at 218 E. 7th Avenue was unanimous: Brian; seconded: Rory. For-5; Against-0; Abstentions-0.

4. **1386 N. 6th Street** – request for variances to build a new single family residence and garage on the NE corner of E. 8th Avenue & N. 6th St. Architect Julie Bullock presented. New owners were also present.

Project Information/Applicant Presentation:

- This case appeared before us in 2015 with a different owner. The project was never built
- The project variances were approved by the UAC in 2015. The building design and footprint has not changed.
- Because the project had no action for more than 12 months, a new variance application was required.
- This is a very narrow lot – 15.3 ft. wide. It is a separate lot of record & was split in the 1970's
- The building footprint is 557 sf.
- The variances being requested are as follows:
 1. Section 3372.546, Max. Lot coverage: to allow the building to cover 557 SF of the lot or 34.67% rather than the max. permitted 25% or 401.625 SF.
 2. Section 3372.544, Max. Floor Area: to allow an F.A.R. of .85 (1368 SF) rather than the max. permitted 0.4 (642 SF).
 3. Section 3332.22 (C), Garage Setback: to allow a setback along 8th Ave. to be 6".
 4. Section 3332.25(B), Max. Side yards required: to allow for 15 5/8" side yard sum rather than the required min. 3.06 ft. (the sum of 20% of the lot width).
 5. Section 3332.26(C)(1), Min. Side Yard Permitted: to reduce the side yard from the code required 3 ft. to 9 5/8".
 6. Section 3322.05(C), Vision Clearance: to reduce the vision clearance triangle from the code required 30 ft. to 10 ft.
- This will be an owner-occupied house
- 6th St. is one-way headed south

Discussion, Comments/Observations:

- Question: Given that the building lines are so close to the property line, are all overhangs and footings totally within the site boundaries? Concern is based on a variance request last month where footings extended in to R.O.W. Response: Yes. All building is within the property lines.
- There was not much discussion. Overall there was support for the proposed new build.

Motion to approve the request for variances for the new house located at 1386 N. 6th: Brian; seconded: Rory. For-5; Against-0; Abstentions-0.

5. **1445 Summit St.** – request for variances to enlarge an existing parking lot for the historic Orton Labs located at the NW corner of Summit & E. 8th Avenue.

Project Information/Applicant Presentation:

- This is the 3rd meeting with this applicant.
- Increased on-site parking was desired because of improved interior renovations and a new tenant for the 3rd floor. Owner is pushing for more parking for tenants.
- Proposed changes to the parking lot require variances to correct existing conditions
 - 42 off street parking spaces are required per code. Current site has 24 spaces. Proposed new plan increases the on-site parking from 24 to 35 spaces.
 - Existing stacked parking requires a variance
- Existing retaining wall was determined to be insufficient to support a parking lot extension; retaining wall is failing
- Proposed wall will be substantial – requires a setback of 1'-2" off the property line
- A variance will be required
- 18,000 sf of leasable space
- Owner wants to maintain existing old trees

Discussion/Comments/Observations:

- Rory commented that area is already over parked. New plans upset this National Register property – a historic building on a hill.
- Building is close to 3 transit lines – a transit-friendly location. Perhaps not as many parking spaces needed if workers can take a bus to & from work.
- Question: Who owns property? Response: OSU housing for international students organization
- Pasquale noted the 750 ft. rule in the code where parking may be leased from any site within 750 ft. of the property in question. Noted also that cars were not primary mode of transportation when this was built.
- Concern about constructing new paving material so close to the existing old growth trees. Minimize construction within the tree line. Recommended using a large area of permeable pavers
- Deb commended the applicant for listening to original concerns of committee and including our comments in plan revisions – rain gardens, planters, additional trees & plantings, saving old growth trees.
- Question: Has applicant spoken to HRC? This property is both on National Register of Historic Places and also on local register of historic places. Plans need to be seen and approved by HRC. Response: Applicant has not had great communication from HRC yet.
- Committee had previously recommended that applicant consult HRC on this project. This must be done before the committee can vote on the requested variances. Committee understood that owner may not desire to wait another month, but the committee does not want to entertain a vote without HRC's preliminary review.
- Recommendations:
 - Applicant will contact HRC (Connie Torbeck) as soon as possible to get on HRC agenda for review.
 - If applicant can have a review scheduled prior to the Jan. 18th UAC meeting, the applicant will be on that agenda for a vote on the variances.
 - Applicant will consider eliminating some parking around the specimen old growth tree and increase the amount of permeable pavers to help protect the tree root system.
 - The owner to consider providing COTA bus passes to tenants to encourage more public transportation and less driving.
- The Committee will wait for applicant's response to the above recommendations before adding him to the January agenda.
- Committee appreciated all the work that has been done so far to make the project compatible with the neighborhood and maintain the greenspace and plantings.

6. **Target Signage** – variance request for Graphics Commission for 2 projecting signs for proposed new Target on High St. (*Postponed*).

7. **Demolitions** – The following demolition permit application(s) are waiting the 60-day waiting period. They are not requesting early demolitions. This is an announcement for informational purposes:
- a. 223 E. Oakland Ave – 60-day waiting period will expire on 1/22/2017. In historic district. Requires Certificate of Appropriateness.

VOTING RESULTS FOR ZONING COMMITTEE MEETING: January 3, 2017

MEMBER	Craig Bouska	Seth Golding	Brian Williams	Susan Keeny	Rory Krupp	Deb Supelak			
Attendance	Excused	Present	Present	Present	Present	Present			
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*		
1435 N. High Street		N	Y	A	Y	N			
218 E. 7 th Ave.		Y	Y	Y	Y	Y			
1386 N. 6th		Y	Y	Y	Y	Y			

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

***Revisions are noted in red.**

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, January 18, 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 hard 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.