

Northeast Area Commission

Zoning Committee Minutes

February 21, 2023 @ 6:00pm

Columbus Metropolitan Library: Shepard Branch, 850 N. Nelson Rd, Cols, OH 43219

Zoning Committee Members Roll Call

Elenora Moore

Brad Davis

Dr. DiMaris Medina-Cortes (Secretary)

Crittty Buenconsejo

Aaron Woosley

Meeting called to order.

Meeting called to order at 5:57 p.m., by Chair Elenora Moore. Secretary Dr. Medina-Cortes confirmed that enough commissioners were present to conduct business.

Meeting Agenda Approval

Agenda approved for February 21, 2023

Motion made by Commissioner B. Davis. Second, Buenconsejo.

Meeting minutes Approval

Minutes approved for October 2022

Motion made by Commissioner B. Davis. Second, Buenconsejo.

Applications and presentations:

1. BZA22-179 2145 Earl Avenue, Cols., OH 43211:

- Variance request: Applicant built a shed without a permit. She is requesting a variance to legitimize existing 20' x 30' storage shed.
- Representative Dana Harding

Discussion: Variance requested to legitimize an existing shed 20'x30' and reduce the side yard variance from 5 ft to a 0 ft, setback. The owners built a shed in the back yard in 2019 without a permit. They did not do a survey when purchasing the home in 2019. The city was by the neighbor at 2133 Earl Avenue due to a dispute about accessing his yard from 2145 Earl ave. While on the property the city noted that a shed was not on the Plat and had been built without a permit. The house is almost an L shape that goes across the easement to the house on the right and is closer to the house on the left. The peak is under 15ft. and 20ft x30ft is the max size permitted by the city. The city noted that the shed was on the right of way easement and owners were requested to obtain a variance for legitimize its location. They will then have to get permits. According to the applicant and her husband the neighbor at 2149 Earl will give them permission to leave the shed in its location. Ms. Harding said the neighbor is willing to put something in writing that they are okay with the fence. It was suggested that they get a notarized letter from the neighbor stating it is okay to have the shed where its currently placed and "In agreement with the shed location."

Applicant has agreed to bring the information to the March full commission on March 2, 2023, at the Howard Rec. Center at 6:30pm. Motion made to move to the March full commission by Chair Moore for a full commission on the variance. Buenconsejo, second. All in favor, no nays. The motion was carried.

2. Z23-003 3573 Alger Road, Cols, OH 43219 and CV23-006 3573 Alger Road, Cols, OH 43219:

- Variance request: Requests technical variances to accommodate inability to combine parcels with different tax districts post-annexation.
- Representative Atty. David Hodge.

Discussion: This parcel is currently zoned- L-M -limited manufacturing district. The applicant wants to change existing zoning L-M to rezone to L-M to keep the zoning as is and current. Even though it is the same zoning the size of the development has been changed and the city is requiring it to be rezoned because the remain parcel may at some point be used for other purposes. The changes from the previous plans to the new include Set buildings back and come in on the Agler rd., not Stelzer, and the frontage to include landscaping. There will also be less square footage near the road. The old plan previously had 282,452, this has been reduced to 239,400 a reduction of 52,00sq.ft.

All the variances being requested has to do with the fact the city will not allow the applicant to combine parcels in different tax districts. This is unfortunately not able to be controlled. City planner is recommending that the site plans/exhibit show the entire site, including the Stelzer Road frontage; label stream corridor protection zone on site; the limitation text mentions building elevations. Applicant that this has been updated and provided all updates site plan to zoning. Updated building elevations has been provided to the city.

Member Critty Buenconsejo suggested to relabel the elevations to reflect what is being done. Attorney Hodge stated it has been updated and the updated site plan will be brought to the full commission for viewing. Applicant has also requested an updated traffic access study and is underway with a company called Smart Services. The preferred turn is right. If turn left will run into the Cassady traffic and post office trucks. Critty Buenconsejo asked if it is going to be a deal killer if unable to turn right. Hodge was unsure. This study will not be accessible to us at the full March commission meeting, but it only affects the applicant, not the decision of the commission.

Chair Moore will discuss limited uses at the full commission of what NAC does not want to see. A list will be sent to the commission for feedback. The applicant will also provide feedback to the commission on the future of undeveloped parcel spaces. Attorney Hodge said nothing will happen on the undeveloped space unless it is rezoned for a different use.

All trees have already been removed from this site so landscaping will be done for privacy. Commissioner Davis would like to see trees in area that will not be used and South of the ditch- will trees be put back? Attorney Hodge states that landscaping will be present on the north side of the building. Detail A - site will have evergreen trees. 6ft evergreen trees on the berm- would be good for the neighbors. Attorney Hodge will provide clarification and feedback on the topics of : berm on Agler road, traffic analysis, relabeling, and hours, at the march meeting.

Motion made to move this application to March full commission. Second, Commissioner B. Davis. All in favor. None opposed. The motion was carried.

Public Comments: No public comments.

Meeting adjourned at 6:40 p.m., by Madam Chair Moore. Commissioner Moore made a motion that we adjourn. Davis seconded that motion.

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