

Northeast Area Commission

Zoning Committee Minutes

July 18, 2023 @ 6:00pm

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

Meeting Facilitator: Elenora Moore, Chair

Committee Members: Elenora Moore (present), Brad Davis (excused absence), Dr. DiMaris Medina-Cortes, Secretary, (present), Critty Buenconsejo (present)

- I. Meeting called to order: Meeting called to order by Chair Moore @ 6:07pm
- II. Approve Agenda: Motion to approve agenda made Chair Moore. 2nd Dr. Medina-Cortes
- III. Approve April 2023 Minutes: Motion made by Dr. Medina-Cortes. All in favor. Motion carried.
- IV. Applications and presentations:
 1. **Z23-043 1884 Genessee Avenue, Cols., OH 43211:**
 - a. Rezoning: Applicant is requesting to change zoning from R-4 to CPD for parking purposes.
 - b. Representative David Perry

The property labeled as 1884 Genessee Ave and owned by the Genessee Church of Christ, does not have an official address, and is not found on the auditor website. It has just been given this address for the purposes of the application. The Genessee Church of Christ are also the owners of the single family adjacent to 1884. Discussion pursued on the outstanding violations related to this property while we waited for the application's agent David Perry, who texted that he was on the way. The present two church representatives volunteered to start the presentation. This application is to address a fenced and paved parking lot that has been used as a parking lot for approximately 25 years but not in compliance. The agent applicant is seeking to establish legitimacy and zoning for the parking lot. This has been an ongoing issue with the City to bring this parcel in compliance. Chair Moore recommended that applicant use the month of August to bring the residential property in compliance with zoning and rectify the violations. Deric Williams stated that they would be in compliance with current violations and any other violations that were presented to them by code enforcement. There is a pending court case hearing on September 19, 2023, due to violations on the parking lot.

Recommendations:

Commissioner Moore suggested that violations be remedied before the September meeting. Items include debris removal, garage repair, removal of any nonfunctioning broken down vehicles, smoke chimney needs to be removed if being used without a proper permit, and any additional violations that may be cited before the meeting.

Applicant states that gutters are in the process of being completed as well. A new roof has also been put on the property. Informed agent that the full commission only will vote to legitimize to keep the parking lot.

Commissioner Moore - explained that owners are responsible for cleaning the property line in the rear to the middle of the alley. The alley behind the garage must be kept free of debris, trash, bushes, etc. The right way is not an alley and is for the city to access utility poles, and informed owners they are to work on cleaning the above-mentioned areas. Informed agent that there is a rat infestation area, and trash needs to be removed. Informed all the wrongs of the owner need to be made right for all related parcels.

Vince stated the church wants to comply and needs extra parking space since the numbers of church members have increased. Verbally stating went outside of the boundaries doing things a certain way and asking the zoning committee and NAC for it to be accepted. Mr. Perry arrived at 6:26 p.m.

Mr. Perry stated that the purpose of the district is to modify the standards. The packet submitted is the oldest photo from Franklin County, and it is accessory parking. The permit is for accessory parking, within the application there are three (3) variances, pavement lines to cut back from parking set back lines and they are what they are. He pointed out that the chain link is not prohibited per code, and the church would like to leave the chain link fence due to the church concerns regarding security. Concerns regarding landscaping will be addressed. Commissioner Moore addressed the concerns with Mr. Perry and due to time constraints Dr. Medina-Cortes informed Commissioner Moore the concerns are in the minutes and can be forwarded. Buenconsejo highlighted the drawing submitted with Mr. Perry and pointed out what needs to be complied with. Drawing needs to be updated to reflect the changes and be presented at the full commission September meeting.

Code Enforcement officer Deborah Coleman is over the Linden Area and Commissioner Moore will follow up with Officer Coleman regarding what needs to be addressed and if the violations have been remedied. Commissioner Moore requested permission on behalf of Coleman, requesting permission to enter and access the garage only if necessary and if it poses a potential danger to the community. Williams granted permission for Coleman to enter if it is necessary. Commissioner Moore - wants to make sure the air quality is clean and if there is chimney zoning needs to know why. Motion to move to full commission made by Buenconsejo. Second by Chair Moore. All in favor: Moore, Buenconsejo, Dr. Medina-Cortes.

2. BZA23-077 1635 Sterling Avenue, Cols., OH 43219:

- a. Variance: Applicant is requesting certain parking lot variances to allow parking of rental cars with reduced development standards.
- b. Representative Eric Zartman

Discussion: Presenter Eric Zartman. Applicant (AVIS) is developing this site as a vehicle storage and parking area for car rental. AVIS is currently being evicted from its current location by the airport. The Airport needs the property for development.

Many properties are zoned for manufacturing. Currently zoned for limited for manufacturing. West side zoning from 2003, and east is part of the multi zoning. The property's east side is not zoned as west side of the property. The site is unique because it is divided into two separate zoning districts. The western part of the parcel was zoned from R to L-M (Ord. 0944-2004; Z03-069). The eastern part of the parcel was zoned from L-C-2 to L-M in 1991 (Ord. 2333-91; Z90-107) as part of a larger multi-sub area +/-63-acre rezoning. Pursuant to each limitation text, the western part of the parcel allows outdoor storage of vehicles. The eastern part of the parcel does not allow outdoor storage, but it does allow commercial vehicle parking.

The western part of this parcel is already entitled as proposed and it will be developed accordingly. The purpose of this application is to request variances for the eastern part of this parcel to be developed as proposed by allowing additional parking with reduced development standards. The requested variances would allow stacked parking and eliminate internal parking lot trees.

Both halves of this site, the applicant proposes storage and parking of only registered and operable vehicles. Impound use and storage of inoperable junk vehicles will not be permitted. To permit the development as proposed, the applicant respectfully requests the following variances:

1. 3312.21(A) - Interior parking lot landscaping. Requesting a variance to waive the internal parking lot landscaping requirements for the stacked parking spaces. Attorney -stated cannot have islands and peninsula in the area where the fleet vehicles need to be parked. The request is only for the stacked vehicles that will be towards the rear of the property. Looking to see what can be done to increase the landscaping on Sterling Ave and will be installing a sidewalk. Looking to see what can be done to buffer up the property's landscaping.
2. 3312.25 - Maneuvering. The applicant requests a variance to allow stacked parking spaces and for spaces to maneuver through other parking spaces.
3. 3312.29 - Parking space. The applicant requests a variance to reduce the parking space size for parking spaces divided by the boundary between Z03-069 and Z90-107.
4. 3312.39 Striping and marking. The applicant requests a variance to waive the front and rear striping requirements for stacked parking spaces.
5. 3312.49. Maximum number of parking spaces allowed. The applicant requested a variance to waive this section so that there is no limitation on the maximum number of parking spaces.

The applicant was not aware of these restrictions when it purchased the property. It is very irregular that a single parcel has two different zoning districts which permit and prohibit different uses. The west part of the parcel allows the applicant to use the property exactly how it intends. It was only learned during site compliance review that the east part of the property was not entitled in the same as the west part of the property.

The requested variances will not cause adjoins property owners any detriment. This is not a site where customers will arrive and rent cars and no one from the public will park cars within these stacked spaces. This is a site near the airport where AVIS employees can store and park their vehicle stock. Their employees will exclusively negotiate the order of stacked parking and use of the drive aisles.

Chair Moore- asked to clarify no limitations. Clarified approximately 200.

The attorney stated this is specifically clarified it is for fleet vehicles, not for rentals. The airport is moving to a state-of-the-art high technology in expanding the airport which is why the airport needs the current property where AVIS is currently in business. Permanent lighting on the west of the property and lighting on the building. Per city only permitted lighting is on the west side of the building and 100 ft setback.

Retention basin -open area on south side - dry basin size 2 handle to be added. To not increase any flow of water to the side. The detention basin is to also help preserve the trees. The south side has natural preservation which will not be disturbed.

Motion to full commission of September 7, 2023, made by Chair Moore. Second, Buenconsejo. All in favor: Buenconsejo, Medina-Cortes and Moore.

3. DEMO 232-7099 & 232-7102 1993 Sunbury Road, Cols., OH 43219 (Bahai Spiritual center):

Discussion- Chair Moore stated it sits in a little well. Would like to have approval. Did not have the demo permit at July's full commission. Mold has taken over the building. Received waiver for the sewer cap and completed. Received written permit for the rear DEMO 232-7099 which is the garage accessory structure but did not receive the permit for the house. Waiting for the second permit for the house. Also informed the contractor via email zoning waiting on BZA. It is totally molded. It has a notice of unsafe buildings. Building in the back needs to be taken down. When the permit is received, the committee will let BZA know there are no objects from the committee since the permit does not need zoning approval or needs to go through full commission. May have Lead and could be why the process is being held up.

V. New Business: Neighborhood Liaison Devin Deal present

VI. Public Comments: none

VII. Meeting adjourned:

Motion to adjourn by Buenconsejo. Chair Moore second. All in favor: Buenconsejo, Medina-Cortes, and Moore

Public Notice: The Northeast Area zoning committee agendas and minutes are available for your viewing at <https://cbusareacommissions.org/northeast/>.