Clintonville Area Commission
Variance and Zoning Committee Report
May 31, 2011

Sandy Simbro called the meeting to order at 7:00 p.m.

Present: Chair Sandy Simbro, Jennifer Cowley, Stephen Hardwick, Steve McClary, Cindy Colucy, Diane Hayford and John Defourny.

Agenda was accepted.

Announcements:

- ✓ Next V&Z meeting will be July 7th at 6 p.m. (prior to CAC meeting.)
- ✓ BZA approved Crest Tavern request with conditions recommended by CAC.
- ✓ Committee members interested in staying on another year are to advise Simbro prior to July 7th so the CAC Chair may be advised of willingness to serve.
- ✓ BZA will hear 288 Walhalla Rd. request June 28th. Request for 3003 N. High and 66 Oakland Park will be heard July 26th.

New Business:

3003 N High
Variance Request: To reduce parking from 23 – 0
Purpose: To develop a café with outdoor seating.
Applicant: Tim Lai
Owner: JP Faulkner
Dist. 2– Snyder

Disapproved as submitted 4 no (Cowley, Hayford, Defourny, Simbro) – 3 yes (Hardwick, Colucy, McClary).

Approved as submitted with condition – that a minimum of 6 off site parking spaces be leased. This is a 75% reduction to required parking. 1 no (Defourny) 5 yes (Hayford, Colucy, Hardwick, McClary, Cowley) 1 abstention (Simbro).

The applicant has meet with and has a good working relationship neighbors.
Sarah Snyder, Dist. 2, reported that there is wide support for this request.

This is truly a unique and historic location with high visibility in Clintonville.
The building was originally a diner/restaurant. (Circa 1944) We'd be going back to the future.

The main concern, setting a 0 parking precedence. This is the primary reason for the "Conditional" motion and vote.

The present parking spaces encroach into the right-of-way and City Traffic is asking that all parking in front of the building be eliminated, necessitating the 0 parking request.

With parking and curb cut removal, 3 N High and 1 Tulane parking spaces would be added.

City Zoning is asking that 12 off-street parking spaces be secured.

The applicant is working with nearby property owners to secure some off-site and off-street parking. Because one of the properties under consideration is in process of change of ownership, the parking lease may not be secured prior to July 7th CAC meeting. (Another reason for the 2 motions and votes.)

V&Z concern is for any future uses of this site and/or building with the 0 parking and the impact on nearby residential streets.

V&Z asked that information be sought from City Zoning as to how the off-site parking lease would be enforced now and in the future. It is hoped this information will be available for the CAC, June 2nd.

NOTE:
Last month the following was included in the V&Z report but did not make it into the CAC discussions. Given that a "sidewalk-dining lease" will be considered I have included this information again.

CITY PROCEDURE FOR OUTDOORS SEATING.

The application for sidewalk dining leases go to Jerry Ryser, Right of Way Coordinator, Dept. of Public Service for the City of Columbus. New requests are forwarded to CAC for review. A "certificate of appropriateness" / letter on CAC letterhead is required by the City. Renewals do not come back to CAC. If at a any time a problem should arise with any lease holder the City should be informed so appropriate action may be take.
Contact information: Jerry Ryser, 645-1584, email - jlryser@Columbus.gov

Respectfully submitted,
Sandra L Simbro, Chair
Variance & Zoning Committee