



**Far South Columbus Area Commission – Zoning Committee Meeting Minutes
Thursday, December 15, 2022, 6 pm.**

Call to Order: Meeting Called to order by Zoning Committee Co-Chair Walker at 6:04 pm.

Roll Call:

Commissioners Present:

Commissioner C. Miller
Commissioner B. Miller
Commissioner Walker

Guests:

Eileen Neale, Alum Crest Civic Association
Gladys Murray, Alum Crest Civic Association
Shirley Canada, Alum Crest Civic Association
Delores Richardson, Alum Crest Civic Association
John Williams, representative 897 Lock Avenue
Pedro Guia, Applicant- 897 Lock Avenue
Laura Comek, Attorney-Homeport
Aaron Wasserman, Homeport
David Mahan, Homeport
Barbara Thornton, Marion Franklin Civic Association

Z22-001 & CV22-138 2870 Alum Creek Drive Columbus, OH 43207 : A presentation was made by Laura Comek, the attorney for the applicant, Homeport. The reason for the Council Variance is that the platted street is to be a private street instead of a public roadway. All else is the same from the originally submitted documents from the 1st submission for funding purposes for financing. A presentation was made by Eileen Neale from the Alum Crest Acres Civic Association, which is in favor of the application, outlining their concerns, which are bus stops that need to be added and their request for a traffic light, crosswalk and crosswalk signals. The Area Commission and the applicant were in favor of these requests by the Civic Association and will pass them on to the city for their inclusion in the City's deliberations.

Commissioner Walker made a request for a vote to send a recommendation of approval on this proposal to the full Area Commission.

<u>Commissioner</u>	<u>Vote</u>	<u>Commissioner</u>	<u>Vote</u>	<u>Commissioner Vote</u>
C. Miller	Yes	Walker	Yes	
B. Miller	Yes			

3 Yes 0 Nays 0 Abstentions

Recommendation of approval made

BZA22-166 897 Lock Avenue Columbus Ohio 43207 : The applicant and his authorized representative were present at the meeting, however only the authorized representative made a presentation. This property is in need of a variance due to the listed conditions on the application which include to reduce the setbacks from the side property lines on both sides and the rear property lines from 3 feet to 2 feet and to increase the maximum permitted size of a detached garage from 720 square feet to 990 square feet. The applicant partially constructed the structure without submitting plans to the city, without obtaining a boundary line survey and without obtaining a building permit or proper variances. A stop work order was issued by the City.

The applicant has constructed a 6-foot-high wooden stockade fence on the property line of the rear yard and removed the existing 4 foot high chain link fence. Because of this fence and the 2 foot distance between the proposed garage, maintenance concerns and safety concerns as there are power lines from AEP that are also 2 feet from the rear of the proposed garage that service the entire neighborhood a negative recommendation was made.

Commissioner Walker made a request for a disapproval to be submitted on this proposal to the full Area Commission.

<u>Commissioner</u>	<u>Vote</u>	<u>Commissioner</u>	<u>Vote</u>	<u>Commissioner Vote</u>
C. Miller	Yes	Walker	Yes	
B. Miller	Yes			

3 Yes 0 Nays 0 Abstentions

Recommendation of disapproval made.

A brief discussion was held about zonings that Zoning Co-Chair Walker was aware of that are not before the Area Commission for deliberation yet but are in process, and old files that are still being worked on for his end of year summary/clean up.

No other zoning business to be discussed.

Meeting adjourned by Commissioner Walker at 6:45 pm.

Next regular meeting Thursday, January 19, 2023, 6 pm, at the Columbus Fire Training Academy.

Submitted by: Commissioner Bruce Miller, Recording Secretary