

This is the part of the Variance and Zoning Committee report pertaining to:
➤ 4501 North High Street, Applicant: Midland Atlantic Properties, Scott Katz, agent. Owner: First Unitarian Universalist Church of Columbus

Zoning Change Request:

Proposed District - Commercial Planned Development

Existing District – C-4, Commercial, P-1, Parking and R-3 Residential

Purpose: To allow for construction of two buildings for retail and/or restaurant use. Standards of the UCO to be met with 2 exceptions, 1. Less than 60% glass along east side of development. 2. Increase portions of building setback to allow for outdoor seating areas on east side of development.

Dist. 6: Paul Buster – Reported that there has been one strong objection to the project as well as other developments along High St. The applicant has hosted multiple public hearings for the affected residents and the community at large.

Action: Motion for approval with **conditions:** ***1. Architectural relief to be added to the east side of the south building. 2. The dumpster servicing hours to be between 7 a.m. and 9 p.m.***

Vote: Unanimous approval 6 yes, 0 no and 0 abstentions.

Commend the applicant for working with the community prior to CAC Variance and Zoning Committee Hearing.

Respectfully submitted,
Sandra L. Simbro, Co-Chair
Variance and Zoning Committee

Clintonville Area Commission – September 4, 2003

The Clintonville Area Commission voted unanimously for the "Conditional Approval". The conditions were agreed to by the applicant and were to be amended into the CPD text. Vote 8 – yes, 0 – no, 1 member absent (Chris Gawronski, Dist. 2).

***Respectfully submitted,
Paul Buster, Dist. 6 Commissioner
Sandra L. Simbro, Co-Chair Variance and Zoning Committee
Clintonville Area Commission
September 30, 2003***