



West Scioto Area Commission

**WEST**

**SCIOTO AREA COMMISSION ZONING & VARIANCE COMMITTEE  
MEETING**

January, 2023 – 7:00pm  
Columbus Metropolitan Library: Hilltop Branch, 511 S Hague Ave,  
Columbus, OH  
Meeting Minutes 1/4/2023

- Call to order: 6:59
- Committee Members Present: Eli Bohnert, Rita Cabral, Leyila Cabus, Deb Boyd, Rick Newman, Larry Weber

Approval of previous Meeting Minutes:

- Commissioner Cabus motioned to approve the previous meeting minutes until next month.
- Commissioner Newman seconded the motion.
- The motion approved

New Business: BZA22-177 2029 Lake Shore Dr.:

- The applicant wants to reduce the rear setback to 17.583' due to demolishing an existing deck and rebuilding the foot print a little larger than the previous deck.
- The original setback is 20 feet.
- They want to extend the deck to the side of the house.
- No trees would be removed and no neighbors seemed to be in opposition of this project.
- Commissioner Cabral motioned to approve BZA22-177. Commissioner Weber seconded the motion. All members present voted in approval of the project.

Larry Weber's Signage Proposition:

- Larry's signage process will be attached in the email in the minutes
- The signs were not brought to the meeting.

- Weber assumed responsibility for the signs and placing the signs at their respective locations.
- It was expressed that these signs could prove useful to enhance community engagement with residents.
- Cabral recommended continuing discussion about signage at the area commission meeting and the next meeting.

#### Review of Zoning Protocol:

- Commissioner Cabral discussed our mission as a zoning board.
- Commissioner Cabral set up discussion of the general purpose of the communication by setting up a broad conversation about our mission. The general consensus is that our goal is to review zoning to properly represent our residents. It was also expressed that our function is to keep our residents aware of what is going on in our area.
- Commissioner Boyd recommended that we use more technology to enhance our outreach to residents.
- It was recommended that we use commission funds to get everyone a subscription to business first.
- It was discussed that we all need to be responsible for helping one another as a group and that we might have delegated tasks for all committee members and commissioners.
- It is recommended that we all use our own skill sets to help one another out.
- Weber showed interest in the planning department
- The group reviewed the website and under the zoning section there is a video of a zoning training.
- The next zoning trainings will be announced by the city this year.
- The group reviewed the index of zoning districts.
- The group also reviewed the training presentation that is available on our website. It was pointed out that on page 24 there are links that give you contact information for different city departments.
- On page 22 it reviews the Council Variance process.
- Zoning maps are important to understanding how the city processes zoning applications. Sometimes zoning is available on the maps before area commissions are aware of changes.
- It was expressed that Tony Celebreze once said during a zoning training that when a developer comes before a commission they are selling a project.
- There was input by Cerasini that there is a new law out there that requires more condos which is why some apartment complexes are converting to condos.

Next meeting: Wednesday, February 1, 2023, Hilltop Library

Boyd motioned to adjourn the meeting. Cerasini seconded the motion. The motion passed. The meeting adjourned at 8:26. At the end there was

discussion about Robert's Rules stating that adjournment only required a motion and a second to be conducted. As a result a call to vote was not effectively done at the end of the meeting.