



Near East Area Commission

December 2022 General Business Meeting Agenda

Please note: agenda is subject to change

Thursday, December 8, 2022

Near East Pride Center– 1393 East Broad Street, Columbus, Ohio 43203

6:30 PM

- A. Call to Order & Prayer
- B. Roll Call, Commissioners and Community Representatives.
- C. Minutes
 - a. Executive Committee
 - b. Community Engagement Committee
 - c. General Body
 - d. Planning Committee
 - e. Zoning Committee
 - f. Zoning Site Visits
- D. Keynote Speakers / Guests
 - a. N/A
- E. Announcements and Public Comments
 - a. From Commissioners and Community Engagement Committee
 - b. Other
- F. Standing Committee Report
 - a. Planning – Commissioner Owens
 - i. Future Agenda Item(s)
 1. 329 Loeffler Ave. Demo
 2. 51 Douglass Demo
 3. 793 Atcheson Demo
 4. CV22-052 1685 Oak St
 5. BZA22-115 1432 Mt. Vernon
 6. CV22-096 1026 Fair Ave.
 7. CV22-108 1337 Bryden Rd.
 8. CV22-145 494 St. Clair
 9. BZA22-158 1025 Oak St.
 10. Conceptual review Mt Vernon & Ohio
 - ii. Committee Report – also see Planning minutes



b. Zoning – Commissioner Lowenstein

i. Future Agenda Item(s)

1. Any of the future planning projects that are approved

ii. Committee Report – also see Zoning minutes

1. 772 E. Mound BZA22-144 – 2 car garage, setback variances needed; alley is not vacated (survey is in error), rehabbing house for sale, but variances apply to garage only, access from side of lot from Monroe; garage and man door faces house.

M to approve Hutchison, Weingart. 6,0,0

2. 370 S. 18th. Demo – NCH stated this building is not a candidate for renovation, will become green space, investing \$900k in two other units - 879 E Mound St renovating 16 affordable units total between this and 374-378 S 18th, greenspace maintained by minority landscaper, neighbor requested organic maintenance, demo by YE. Green space will be available to tenants. Recommend some beautification beyond grass—encouraged NCH to screen adjacent owner to the east.

M to approve Macke, Weingart 6, 0, 0

3. 861,867 E. Mound St. Demo – NCH stated these structures are not a candidate for renovation, will become green space, some salvage and reuse (minus windows damaged during homeless camp), non-permit/substandard work had been done, investing \$900k in two other units - 879 E Mound St renovating 16 affordable units total between this and 374-378 S 18th, demo 10 units, greenspace maintained by minority landscaper, neighbor requested organic maintenance, demo by YE. NCH is acquiring properties that are adjacent. Chair asked what the strategy is for surrounding neighborhood. Invited us to participate in quarterly meetings tied to Good Neighbor process.

M to approve Weingart, Macke 4, 2, 0

4. 827 E. Main St. – NCH, Extend NCH use of site for construction parking; C-1 variances for: Setback, Landscaping & Screening, Parking & Circulation, Striping & Marking, Required Surface for Parking. Expected to be final 3-year variance extension. NCH responded to concerns about appearance of lot, barbed wire (removed), tarp will be replaced (ordered yesterday), cleaning schedule, replace damaged sidewalk (marked for repair of damaged sections). NCH stated they need 3- year not 2-year extension, to design (just now going for architecture bids), build and open parking garage due south. Committee noted it will be a decade of temporary parking if renewed. Recommendation to engage artists for tarp or murals. NCH does not own lot. Harder to replace for graffiti with art. Recommended to move Main Street tarp to other side of fence to protect it.

M to approve Waller, Macke 1, 4, 1



5. 983/985 E. Main St. Z22-082 – rezone from C2 to C4 to make existing auto sales business legal. Will provide landscaping & screening (day care exterior space is adjacent to the east) with upgraded fence, 2 parallel parking spaces require variance, existing chain link fence west side—not sure whose fence it is. Applicant agreed to upgrade both east and west fences, with east side being a privacy fence. Dumpster will move and be screened.

M Macke, Weingart 6, 0, 0

6. 1198 East Rich Street BZA22-044 – reviewed by commission previously with support, site plan had an error that needs correction, R3 zoning requires variances for lot width, side yard, side yard obstruction.

M to approve Hutchison Macke 6, 0, 0

c. Community Engagement – Commissioner Russell

i. Future Agenda Item(s)

1. AEP Ohio’s commitment to serving our community – Tracie Campbell

ii. Committee Report – also see CEC minutes

1. Traffic
2. 2022 At a Glance Infographic
3. Letter of Recommendation to the Inspector General

G. Special Committee Reports

- a. Executive – Chair Curry-Da-Souza

H. Treasurer’s Report - Commissioner Lowenstein

I. Old Business

- a. Nametags – Commissioner Harris

J. New Business

- a. Appointments
- b. NEAC Seal – Commissioner Harris

K. Adjournment