



Near East Area Commission

February 2023 General Body Meeting Agenda

Please note, agenda is subject to change

Thursday, February 9, 2023

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

6:30 PM

- A. Call to Order (Chair) & Prayer (At Large Religious Affairs)
- 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. Ms. Sully
 - c. Mr. Ovalle
 - d. Other
- F. Standing Committee Report
 - a. Planning – Commissioner Owens
 - i. Future Agenda Item(s)
 - 1. CV23-001, 1432 Mt. Vernon
Tabled at January Meeting – pertains to bringing property into compliance after a code violation. City requested resubmission as a Council Variance
 - 2. CV22-052, 1685 Oak Street
Previously tabled- R3 Zoning Variance Request to utilize the 1st Floor and Basement as eating and drinking establishment as well as parking variance due to use change.
 - 3. CV22-108, 1337 Bryden Rd.



Applicant was unable to make previous meetings- Zoning change to allow for the conversion of a single family home to a shared living sober facility.

4. CV22-160 and Z22-100, 1264 E Main St
Tabled from January- Proposal is for the construction of 7 (previously 8) townhome units with 7 interior parking spots on a vacant lot
Comments from Committee at last meeting:
Design needs to be tweaked to be more historic and fitting with Main Street architecture
Clear vision triangle needs to be tweaked to be safer for traffic
Plan for trash/dumpster needs to be more clearly defined
5. BZA22-158 1025 Oak St.
Applicant proposes adding 8 parking spots to the rear/side yard of a small existing apartment building at Oak and 21st
6. DEMO – 1140 Oak St
Tabled from January- Applicant proposed to demo the historic building at this address in preparation for future development
Comments from Committee:
Concerns raised that this property is on the National Register of Historic Places. Commission expressed deep desire to save building, and for owner to come back with plans to save.
7. 700 Children's Drive, GC23-001
Signage proposal for multiple buildings throughout the NCH campus
8. DEMO – 920 E Long St
Proposed demo of building due to structural deficiencies
9. 451 Linwood Ave, BZA23-012
Variance to reduce the rear yard down to 16% to acknowledge existing condition.
10. 1275 Bryden Road, BZA23-007
Reduce required rear yard requirement from 25% of the lot to 22.3% due to a new addition
11. 1544 Atcheson St., Z23-009
Applicant (OSU Wexner Medical Center) wants to rezone the property from what is approved now (parking area) to permit the construction of a new rehabilitation facility. This would result in the demolition of a significant historic home on the property.
12. 533-535 Kelton Ave & 539-541 Kelton Ave – Land Bank Acquisition
Proposal to acquire two land bank properties by J. Jireh Development Corporation for the development of housing
13. 319-321 Taylor Ave – Land Bank Acquisition
14. 1161 Franklin Avenue, Z23-005 & CV23-011



Proposal to rezone from R-3 to AR-1 for the development 7 townhome units

15. Courtesy Review The Rise Center, 240 N Champion Ave
CMHA renovation project to roughly half of the Intergenerational building

16. Conceptual Review S Ohio Ave and Elliot Alley
Concept to convert several vacant lots to parking for the building at S Ohio and Elliot Alley

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. 1169 Bryden Road BZA22-164

Applicant: Continental Senior Communities

Project: The owner/applicant is seeking to reclassify the existing building from a nursing care facility to a home for the elderly per the definitions found in the Columbus Zoning Code. Variances were granted in 2019 to confirm the use of the property as a nursing care facility (BZA19-016).

Variances:

a. 3312.49(c)(1) Minimum parking spaces – from 62 spaces to 34 spaces (a reduction of 28 spaces).

b. 3349.03(w) Minimum unit area of 2,500 sq. ft. – to reduce the minimum area from 102,500 square feet to 27, 878 square feet (a reduction of 74,622 square feet)

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c. Community Engagement – Commissioner Russell

i. Future Agenda Item(s)

1. Monica Stigler - Program Manager Dept of African American & African Studies Community Extension Center

a. Explanation of resources & programs available for the community.

2. Sean McKay - Coordinator Growing to Green

Franklin Park Conservatory outreach and support for urban farms, community gardens and beautification projects

ii. Committee Report – also see CEC minutes

1. Sawyer Towers

2. Code Enforcement

3. 827 E Main St murals

4. Resource fair

G. Special Committee Reports



- a. Executive – Chair Curry-Da-Souza
- H. Treasurer’s Report - Commissioner Lowenstein
- I. Old Business
 - a. Short Term Rentals
- J. New Business
 - a. Honorarium for Bethany Presbyterian Church hosting retreat
 - b. Printing for 2022 Year End Highlights flyer
 - c. Appointment
- K. Adjournment