



## Near East Area Commission

### January 2023 General Body Meeting Agenda

*Please note, agenda is subject to change*

**Thursday, January 12, 2023**

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

**6:30 PM**

- A. Call to Order
- 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. BZA22-164, 1169 Bryden Rd
      - 2. CV22-052, 1685 Oak St
      - 3. BZA22-115, 1432 Mt. Vernon
      - 4. CV22-108, 1337 Bryden Rd.
      - 5. CV22-160 and Z22-100, 1264 E Main St
      - 6. BZA22-158 1025 Oak St.
      - 7. DEMO – 1140 Oak St
      - 8. Conceptual review: 31 N 17th St - United Preparatory Academy East new fence
      - 9. Conceptual review: S Ohio Ave and Elliot Aly
    - ii. Committee Report – also see Planning minutes
      - 1. 51 Douglas Demo:



-Senior Space: first floor space with woodworking, glass working, gym, pottery, all geared towards seniors

-Second floor office space, kilns and drying rooms

Moved Barry, Blevins Second, 3, 0, 1 passed

2. 1345 E Fulton Street

Landbank Purchase

Barry Moved to approve purchase, Matt second

4,0,0

3. 1354-1356 E Fulton Street

Blevins Moved, Barry Second

4,0,0

4. 1283 McAllister Ave Land Bank Property Purchase

Matt Moved, Barry Second

4,0,0, move to General body next

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. CV22-145 , 494 St. Clair, Scarborough Senior Apartments

Applicant: National Church Residences

Proposal For: An affordable Senior Housing Community with 83 units

Variations Requested: CPD use variance. Request to vary the existing CPD (Ord. No 2077-00; ZOO-003) to allow for the construction of dwelling units, inclusive of first floor dwelling units

M – Hutchison, 2nd – Macke. 7-0-0

2. C22-086 & CV22-118, 30 Parsons Ave.

Applicant: RWOTE, LLC

Proposal For: The Cumberland Mixed Use Development with 51 units to be built on what is currently a private parking lot that is open to the public.

Variations Requested:

1. Section 3309.14 - Height district. This section shall be modified to allow maximum building height of 77 feet.

2. Section 3312.49/3372.609, Minimum number of required parking spaces. These sections shall be modified to reduce the minimum number of required parking spaces for the entire site from 107 to 65. This calculation is based on the most intense possible uses of 3,000 square feet of 1 restaurant without pickup use (30 required) and 51 dwelling units (77 required).

3. Section 3312.21 - Perimeter parking lot screening. This section shall be modified to reduce the minimum width of the South Garfield



perimeter parking lot screening from 4 feet to 3 feet and to waive the requirement from Agate Alley.

4. 3312.27 - Parking setback line. This section shall be modified to reduce the minimum parking setback from East Capitol Street from 10 feet to 5 feet and from South Garfield Avenue to 3 feet.

5. Section 3372-605 (D) - Glass. This section shall be modified to reduce the minimum amount of clear/non-tinted window glass between a height of 2 feet and ten feet from 60 percent to 37 percent for the Parsons Avenue facade and 31 percent for the East Capitol Street facade for the first ten feet from Parsons Avenue.

6. Section 3372.607(B) - Fence. This section shall be modified to permit a six-foot wood fence perimeter parking lot screening for adjacent parcel to the south.

M - Hutchison, 2nd - Friedlander 5-0-2

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. Jeremiah Evans - Supervisor Code Enforcement

a. The scope of what Code Enforcement handles and the best way to get in contact with them

ii. Committee Report – also see CEC minutes

1. PERCC

2. AEP Ohio

3. Resource fair

G. Special Committee Reports

a. Executive – Chair Curry-Da-Souza

H. Treasurer’s Report - Commissioner Lowenstein

I. Old Business

a. Retreat

J. New Business

a. NEAC tradition of having a prayer at the beginning of the GB meeting

b. Retreat documentation cost

c. Leadership election

K. Adjournment