



Near East Area Commission

March 2023 General Body Meeting Agenda

Please note, agenda is subject to change.

Thursday, March 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 Berry
 - 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 – not present at February meeting
 - 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. – not present at February meeting
 - 3. DEMO – 920 E Long St
Proposed demo of building due to structural deficiencies – not present at February meeting



4. 1161 Franklin Avenue, Z23-005 & CV23-011
Proposal to rezone from R-3 to AR-1 for the development 7 townhome units – not present at February meeting
 5. 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 – not present at February meeting
 6. OSU Community Health Center - 1600 E Long Street - Conceptual Review
- ii. Committee Report – also see Planning minutes
1. 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. The Commission expressed a deep desire to save building, and for owner to come back with plans to save. Frost Motion, Brown Second, 0, 6, 1. Does not pass to approve demolition.
 2. 700 Children's Drive, GC23-001
Signage proposal for multiple buildings throughout the NCH campus. Lapp moved, Owens Second, 5, 0, 1. Passed planning.
 3. 533-535 Kelton Ave – Land Bank Aquisition
Proposal to acquire two land bank properties by J. Jireh Development Corporation for the development of housing. Lapp Moved, Frost, 6,0,1. Passes planning.
 4. 539-541 Kelton Ave – Land Bank Aquisition
Proposal to acquire two land bank properties by J. Jireh Development Corporation for the development of housing. Blevins Moved, Frost Second, 6,0,1. Passes planning.
 5. 319-321 Taylor Ave – Land Bank Acquisition, 4 single bedrooms, 4 two bedrooms, rental units. Only here for landbank purchase. Lapp Move, Blevins, 5, 0, 2. Passes planning
- b. Zoning – Commissioner Lowenstein
- i. Future Agenda Item(s)
 1. Any of the future planning projects that are approved for zoning.
 - ii. Committee Report – also see Zoning minutes
 1. BZA23-007, 1725 Bryden Rd.
Small addition to the back of single-family home. Reduce required rear yard requirement from 25% of the lot to 22.3% due to a new addition. 6, 0, 1. Passed planning, moves to zoning. Owner currently engaging HRC. 15 x 18 one story addition, match existing addition siding and window, accommodate parent on first floor.
Motion to approve Macke, 2nd Weingart, 6,0,0 Passed



2. BZA22-158, 1025 Oak St. Parking lot in a vacant yard.
Applicant proposes adding 8 parking spots to the rear/side yard of a small existing apartment building at Oak and 21st. 6, 0, 1. Passes planning. The owner must remove the sidewalk and repave the lot to street level per city code across current sidewalk. Passed planning. Started project before coming to commission, removing curb and sidewalk to create apron as recommended.
Motion to Approve Hutchison, 2nd Weingart 7,0,0, pass
Commission asked to improve south lot pavement, cut back to ROW, unearth original brick alley from asphalt, salvage curb as possible in good faith and add parking blocks
3. BZA23-012, 451 Linwood Ave:
Variance to reduce the rear yard down to 16% to acknowledge existing condition 6, 0, 1. Bring a site plan that shows better birds eye view of the property, showing lot lines and surrounding properties. Passed planning. Moves to zoning.
Stair not part of the original project before purchased.
Motion to Approve Weingart, 2nd Macke, 7,0,0, Pass
No objections were stated. Lot matches neighboring lot
4. CV22-160 and Z22-100, 1264 E Main St
The proposal is for the construction of 7 (previously 8) townhome units with 7 interior parking spots on a vacant lot. 1 studio, 1 and 2 bedroom, loft apartments 1 & 2 bed with rooftop private decks, grade level parking, 1 space per unit, C4 to AR-O, using R4 standards.
Comments from Committee at last meeting:
 - Design needs to be tweaked to be more historic and fitting with Main Street architecture, reestablishes urban corridor.
 - Clear vision triangle needs to be tweaked to be safer for traffic
 - Plan for trash/dumpster needs to be more clearly defined. Trash cans walked out of garage to Linwood side for collection.1, 4, 1, does not pass planning, developer did not incorporate the architectural design changes to better fit into street that was requested by the planning team in the previous planning meeting. In this meeting, community members also voiced their opposition to the 11-foot blank wall all along Main Street and encouraged the developer to alter the design. Moves to zoning. "wall" broken up with garage grill work, stairs, 2 foot landscape wall to break up 11-foot wall.
Motion to Approve Weingart, 2nd, Macke, 5,1,1 Pass
Mention of starkness and height of first floor. Architect attempted to break up the facade by Replacing a portion of the guard wall with a railing. The look was generally well-liked.

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. Carla Fountaine - Director of Community Relations for Nationwide Children's Hospital
Discussion of the mural for the corner of 18th & Main Street.
 3. Jill Frost - Alcohol Drug and Mental Health Board of Franklin County
Providing an update on the new Mental Health and Addiction Crisis Center
- ii. Committee Report – also see CEC minutes
 1. Kevin Knisley - Enhanced Meter Project Coordinator
An overview of the Enhanced Meter Project which entails upgrading water & power meters for the City of Columbus customers. New meters are designed to allow customers to have greater accessibility & efficiency when it comes to managing resources for their home. For more information on the project, visit <https://www.facebook.com/ColumbusPublicUtilities/>.
 2. Monica Moran - Deputy Chief of Staff Franklin County Auditor
 3. Discussed the 2023 property appraisal process. Will be disseminating a survey for residents to complete. This survey is designed to counteract any implicit bias by auditors. For more information, visit <https://FranklinCountyAuditor.com/KnowYourHomeValue>.
 4. Dana Dorsey - Project Manager PACT
Community Meeting Monday March 6th, from 5:30-6:30 at Wallace Auditorium 181 Taylor Ave. Community will have an opportunity to plan programming.
 5. Resource fair
- B. Special Committee Reports
 - a. Executive – Chair Curry-Da-Souza
- C. Treasurer's Report - Commissioner Lowenstein
- D. Old Business
 - a. Short Term Rental Proposal
 - b. Ad Hoc zoning plan update
 - c. Resource table tablecloth
 - d. 2022 Year End Highlights Flyer
 - e. Business cards
 - f. Appointment
- E. New Business
 - a. District 1 flyer
- F. Adjournment