



## Near East Area Commission

### February 2023 Planning Meeting Agenda

*Please note, agenda is subject to change*

Thursday, February 16, 2023

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

6:30 PM

1. 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.

2. 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.

3. 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

4. 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 21<sup>st</sup>

5. 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.

6. 700 Children's Drive, GC23-001

Signage proposal for multiple buildings throughout the NCH campus

7. DEMO – 920 E Long St

Proposed demo of building due to structural deficiencies

8. 451 Linwood Ave, BZA23-012

Variance to reduce the rear yard down to 16% to acknowledge existing condition.

9. 1275 Bryden Road, BZA23-007

Reduce required rear yard requirement from 25% of the lot to 22.3% due to a new addition

10. 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

11. 391-321 Taylor Ave – Land Bank Acquisition

12. 1161 Franklin Avenue, Z23-005 & CV23-011

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

13. Courtesy Review The Rise Center, 240 N Champion Ave

CMHA renovation project to roughly half of the Intergenerational building

14. 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

15. Community Discussion: Historic Housing