

Near East Area Commission

April 2022 Zoning Committee Meeting Notes

Attendance:

Commissioners: Scott Dolan, Roy Lowenstein, Eric Hutchison, Kate Curry-Da-Souza

Community Members: Monette Friedlander, Joe Weingart

Tuesday, April 19, 2022

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

6:30 PM

For properties:

514 Taylor Ave:

Owner: NK Development Partners

Proposal for residential development with 48 units on the property

Variances Requested:

1. Height Variance, increase from 35- 37 feet
2. Reduce interior parking lot landscaping trees, will add the missing trees to the exterior of the parking lot-Commission asked the applicant to reflect this on their site plan for the site visit.
3. Perimeter landscaping, to provide headlight screenig just off of property-Commission asked the applicant to reflect this on their site plan for the site visit.
4. Parking setback, reduce parking setback from 10 to 2 feet
5. Parking Space size, reduce width of 20 spaces to 8 feet
6. Minimum parking: reduce minimum # of spaces required from 72 to 53
7. Dumpster area: allow the dumpster area to be zero feet from the property line
8. Building lines, to reduce the minimum building line from 25 to 4 feet

Units: 10-2 brs, 19-1 brs, 18 studios, of which 51% are one bedrooms and studios are EMI, 39 units in total (all one bedrooms and studios)

168 Parkwood Ave

Applicant: Capitol Holdings East C/O SJM studio

Variances Requested:

1. Building Lines: to reduce front yard setback from 19.2' to 14'
2. Private Garage Height: to increase the maximum height of a detached garage from 15'-24'

586 Seymour Ave

Applicant: Jeanne Cabral Architects, C/O Good Samaritan Baptist Church

Proposed use of a city ROW for church parking that is already poured and in use, repairs to be made to existing

Variances Requested:

1. to allow a parking lot for a church across an alley and to be the sole use of the lot
2. parking setback reduction on the south from 15' to 5'
3. to reduce the parking setback on the north from 15' to 0'
4. to not provide screening on the south, east and west sides of both lots that abutt the ROW
5. for both lots to eliminate screening along the right of way
6. to allow encroachment into the 30 ft vision triangle on parcel

760 McAllister Ave

Not in attendance

766 E Fulton St

Horus and RA, LTD, C/O Dave Perry

Proposed construction of a 3 story duplex on the lot, not to be removing the existing home on the site

Variances Requested:

1. Driveway; to reduce the driveway width of Area B, single family dwelling from 10' to 7', subject to a 3' easement on Area A to provide total driveway width of 10'
2. to reduce parking setback from 10' to 0' for two stacked parking spaces
3. Parking space; to reduce the width of a parking space from 9' to 7' subject to a 2' easement on area A to provide total parking space width of 9'
4. Area lot width requirements, to reduce the lot width from 50' to 40' and 44' for Area A and Area B
5. Area District Requirements; to reduce lot area from 6,000 SF to 3,400 SF +/- (West parcel) and 1,750 +/- SF (east parcel) for a new two family dwelling and single family dwelling, permitting a lot split of the current parcel for the ex, SF dwelling & construction of a new detached two family dwelling on a separate parcel
6. Basis of computing area; to increase permitted lot coverage from 50% to 66% (Area A) and 58% (Area B)
7. Building Lines; to reduce the E. Fulton St building setback line from 10; min to 3' (Area A) and 9' (Area B)
8. Max side yard required; to reduce total side yard from 8' to 6' (Area A)
9. Min. Side Yard Permitted; to reduce the minimum side yard from 5.84' to 3' for the north side yard of Area A, to reduce the east side of the single family dwelling and to permit parked cars in the west side yard of Area B
10. Rear yard; to reduce rear yard from 25% of lot area to 5% (Area A) and 6% (Area B)
11. Vision clearance; to reduce the 30' x 30' vision triangle at the intersection of S. Monroe and E. Fulton for Area A to 13' x 13' and to reduce the 10' x 10' clear vision triangle at E Fulton and alley from 10 x 10' to 7' x 7' (existing)

422 Wilson Ave

Applicant: Pedro Falconi, owner: Hispanic Realty Consulting Group

Proposed: Residential property on Commercial C4 Land. Needs re-zoned residential for financing purposes

245 N Monroe Ave

Applicant: Sean Knoppe, New City Ohio

Proposed project: Lot split from one 120 x 175 ft lot into 4 equal lots of 30 x 175 ft for the new construction of four single family homes.

Variances Requested:

1. Area district lot width requirements. Min lot width in an R-2F district is 50 ft. Variance is needed to allow lot widths of 30 ft
2. Area district requirements: in an R-2F area district a single family dwelling or other principal building shall be situated on a lot of no less than 6,000 sf in area. Variance is needed to decrease the required lot size from 6,000 sf to 2,700 sf

1550 E Cherry St

Applicant: Astra Studios

Proposed project: variances are requested from this land bank bought property in order for proposed residential single family house development to happen

Parcel ID 010-003637

Variances Requested:

1. Lot area of less than 5,000 sf
2. fronting on alley: the ex lot fronts two alleys. The other two sides of the lot are landlocked and do not have access to street frontage
3. off-street parking spaces required; the existing lot site prevents (2) off-street spaces to be provided. An attached single-car garage is being provided as part of the project scope.

The applicant did not have a copy of the BZA application, site zoning hearing is pending until the Commission receives a copy of the Zoning application and requests some aerial location mapping.

980-982 E Fulton St

Applicant: Robinson Consulting and Development, LTD

Proposed Project: Construction of 2 story single family home with detached garage on a vacant land bank lot

Zoning approval required for construction on land, no variances necessary

Demolitions:

540 Linwood Ave garage demo

200 North 21st (did not attend March meeting)

1212 Hildreth (did not attend March meeting)

436 Garfield (did not attend M

Demolitions that did not attend March:

200 North 21st

1212 Hildreth

436 Garfield

Voting for NEAC Zoning Board Chair and Vice Chair:

NEAC Zoning Board Convened to discuss nominating New Chair and Vice-Chair:

-Nominated for new NEAC Zoning Board Chair by Commissioner Kate Curry-Da-Souza, Commissioner, Roy Lowenstein, voted to approve, 6-0-0 in favor of Commissioner Lowenstein as of 4-19-2022

-Nominated for new NEAC Zoning Board Vice Chair by Commissioner Kate Curry-Da-Souza, Commissioner, Scott Dolan, voted to approve, 5-0-1 in favor of Commissioner Dolan as of 4-19-2022