

# **Near East Area Commission**

## **April 2022 Zoning Site Visits Meeting Minutes**

**Saturday, April 9, 2022**

**8:00 – 8:20 am – 471 South 22nd Street, Columbus, OH 43205 – CV22-006**

The applicant submitted a Council Variance to construct two (2) detached dwelling units on the same parcel, consisting of a dwelling fronting South 22nd Street and a rear carriage house/garage with one (1) dwelling unit.

8:05 start Weingart, Hutchison

Split of parking between units still not defined. One owner. Carriage house may be rented.

M – Weingart, 2<sup>nd</sup> – Hutchison 2,0,0

**8:25 - 8:45 am – 1126 Bryden Avenue, Columbus, OH 43215 - CV21-123**

The applicant submitted a Council Variance Application to allow mixed usage, both residential and office in an existing building.

8:40 start

Weingart, Lowenstein, Curry Da Souza, Friedlander, Hutchison (for the remainder of the visits)

Confirmed offices would be professional offices with low volume traffic as stated in zoning meeting. Historically Bryden had many uses like this. Approved by Historic District

Moved with stipulation to remove northeast cluster of smaller trees and adjust the fence to allow for the four parking spaces identified.

M – Weingart, 2<sup>nd</sup> – Lowenstein 4,0,1

**8:50 - 9:10 am – 930 Franklin Avenue, Columbus, OH 43205 - CV21-103**

The applicant submitted a Council Variance Application to construct three (3) dwellings. This application contains a lot split to return parcels back to similar plotting of four (4) individual plots. The application contains one (1) existing dwelling on the unsplit parcel.

8:55 start

Confirmed parking, no variance for new builds, 3 in lieu of 4 for existing structure, 1 carriage house, 2 main building

Front setback is aligned with existing structures

Many of the variances for the existing building are to conform to existing conditions

M – Lowenstein, 2<sup>nd</sup> – Weingart 4,0,1

**9:15 – 9:35 am – 61-67 North 21st Street, Columbus, OH 43203 – CV21-148**

The applicant submitted a Council Variance Application to perform a lot split of two existing structures an eleven (11) unit dwelling and a duplex, which share a single lot.

Start 9:15

Would have been nice to accommodate bicycles since the remaining variances are existing conditions and not much can be done to improve those.

Suggested the 11 unit could use a little repair too.

Renovate existing structure on parcel B with investment or sell

M – Weingart, 2<sup>nd</sup> – Lowenstein 4, 0, 1

**9:40 – 10:00 am – 163 North 22nd Street, Columbus, OH 43203 – CV21-131**

The applicant submitted a Council Variance Application to allow the construction of 2 dwellings on one parcel ( a single family home with a carriage house).

9:40 start

Hardy siding, mixture of brick and siding in area

No parking variance

M – Lowenstein, 2<sup>nd</sup> – Weingart

4, 0, 1

**10:05 - 10:25 am – 330-344 Taylor Avenue, Columbus, OH 43203 – CV21-147**

The applicant submitted a Council Variance Application to develop off-street parking for an existing eight (8) unit dwelling.

10:05 start

Chain link fence will be removed and replaced by privacy fence with agreement from neighbor on other side.

Can the sidewalk be repaired with the project?

Wall lights will be added to the back of the house to provide down lighting before the project is completed.

Surface will likely be blacktop

Can a curb cut on Greenway be investigated with city to avoid needing to back out?

M – Lowenstein, 2<sup>nd</sup> – Weingart 4, 0, 1