



Near East Area Commission

February 2023 Zoning Committee Meeting Agenda

Please note, agenda is subject to change

Tuesday February 28, 2023

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

6:30 PM

1. 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.

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

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.

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. The owner must remove the sidewalk and repave the lot to street level per city code across current sidewalk. Passed planning, moves to zoning.

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.



4. 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.