



Near East Area Commission

December 2022 Zoning Site Visits Agenda

Please note, agenda is subject to change

Saturday, December 3, 2022

9:00 - 772 E. Mound BZA22-144 – 2 car garage, setback variances needed; alley is not vacated (survey is in error), structure is a garage only, access from side of lot with garage and man door faces house.

9:15 - 370 S. 18th. Demo – NCH stated this building is not a candidate for renovation, will become green space, investing \$900k in two other units - 879 E Mound St renovating 16 affordable units total between this and 374-378 S 18th, greenspace maintained by minority landscaper, neighbor requested organic maintenance, demo by YE

9:25 - 861,867 E. Mound St. Demo – NCH stated these structures are not a candidate for renovation, will become green space, some salvage and reuse (minus windows damaged during homeless camp), non-permit/substandard work had been done, investing \$900k in two other units - 879 E Mound St renovating 16 affordable units total between this and 374-378 S 18th, demo 10 units, greenspace maintained by minority landscaper, neighbor requested organic maintenance, demo by YE

9:45 - 827 E. Main St. – NCH, C-1 Permitted Uses, Setback requirements, Landscaping & Screening, Parking & Circulation, Striping & Marking, Required Surface for Parking. Expected to be final extension of 3-year variance. NCH responded to concerns about appearance of lot, barbed wire (removed), tarp will be replaced (ordered), cleaning schedule, replace damaged sidewalk (schedule?). NCH stated they need 3- year not 2-year extension, to design, build and open parking garage expansion due south. Committee noted it will be a decade of temporary parking if renewed. Property contact identified on site.

10:10 - 983/985 E. Main St. Z22-082 – rezone from C2 to C4 to make existing auto sales business legal. Will provide landscaping & screening (day care exterior space is adjacent to the east) with upgraded fence, 2 parallel parking spaces require variance, existing privacy fence west side—not sure whose fence it is.

10:30 - 1198 East Rich Street BZA22-044 – reviewed by commission previously with support, site plan had an error that needs correction, R3 zoning requires variances for lot width, side yard, side yard obstruction.