



Near East Area Commission
February Zoning Site Visits Agenda
Please note, agenda is subject to change

Saturday February 4, 2023

10:15 am - 1169 Bryden Road BZA22-164

Applicant: Continental Senior Communities

Project: The owner/applicant is seeking to reclassify the existing building from a nursing care facility to a home for the elderly per the definitions found in the Columbus Zoning Code. Variances were granted in 2019 to confirm the use of the property as a nursing care facility (BZA19-016).

Variances:

1. 3312.49(c)(1) Minimum parking spaces – from 62 spaces to 34 spaces (a reduction of 28 spaces).
2. 3349.03(w) Minimum unit area of 2,500 sq. ft. – to reduce the minimum area from 102,500 square feet to 27, 878 square feet (a reduction of 74,622 square feet)