

**THE NEAR EAST AREA COMMISSION ZONING COMMITTEE WILL  
CONDUCT SITE MEETINGS / HEARINGS AT THE FOLLOWING DATE,  
TIMES AND LOCATIONS:**

**Saturday, October 5, 2019**

- 1. 1278 E Main St, Columbus, OH 43205**
- 2. 1432 E Rich St, Columbus, OH 43205**
- 3. 1551 Bryden Rd, Columbus, OH 43205**
- 4. 1188 Bryden Rd, Columbus, OH 43205**
- 5. 1285 Oak St, Columbus, OH 43205**
- 6. 1240 Oak St, Columbus, OH 43205**
- 7. 1236 Oak St, Columbus, OH 43205**
- 8. 1117 Oak St, Columbus, OH 43205**
- 9. 1515 E Broad St, Columbus, OH 43205**
- 10. 1179 Atcheson St, Columbus, OH 43203**
- 11. 1194 Mount Vernon Ave, Columbus, OH 43203**
- 12. 1010 E Long St, Columbus, OH 43203**
- 13. 750 E Broad St, Columbus, OH 43205**

**Applicant Note: Please arrive at your designated site at least 5-10 minutes early so that you are setup and ready to present at your designated time. For all properties and bring project elevations for all sides, renderings of all sides and copies of statement variance lists for attendees. If you fail to have documents at the site, your project will be tabled.**

**For Demolitions: Bring copies of demolition permit application and statement detailing how the property will be used after demolition.**

**9 – 9:15 am - 1278 East Main Street, 43205 – BZA19-108**

Property Owners - OTE Equities, Inc., Applicants submitted a Board of Zoning Adjustment Application, requesting a variance for the renovation of a car service garage into a coffee shop. The application has the following variances; Parking, Vision Clearance, Parking Lot Setbacks, Landscaping and Screening.

**9:20 – 9:35 am- 1432 E Rich St, Columbus, OH 43205- CV19-088**

Property Owners – Flash Media, LLC., Applicants submitted updated application changing from NEAC previously approved Board of Zoning and Adjustment Application (BZA19-015) to allow a lot split to a Council Variance Application to allow for 2 single family dwellings on a property zoned R3. The application has the following variances; Residential District, Area District and Fronting.

**9:40 – 9:55 am - 1551 Bryden Road, Columbus, OH 43205- CV19-074**

Property Owners – Bryden Management, LLC., Applicants submitted updated Council Variance Application to remove the senior citizen requirement from the multi-family apartments that was placed on the property by HUD (Housing and Urban Development) . The application will not change the existing variances or conditions of building.

**10 – 10:10 am - 1188 Bryden Rd, Columbus, OH 43205 – Garage Demolition**

Property Owners – Douglas Hansknecht, Applicants submitted Demolition Application for garage.

**10:15 - 10:30 am - 1285 Oak Street, Columbus, OH 43205- CV19-075**

Property Owners – Integrity Trust Homes, LLC., Applicants submitted a Council Variance Application to allow for two-single family dwellings on a property currently zoned ARLD (Apartment, Residential Low Density). They would keep the existing home in the front and build a carriage house/ garage in the rear of property. The application has the following variances; Residential District, Area District, Side Yard, Rear Yard and Fronting.

**10:35 – 10:50 am - 1240 Oak St, Columbus, OH 43205 – BZA19-066**

Property Owners – MRS Rental Properties X, LLC., Applicants submitted a Board of Zoning and Adjustment Application, requesting a variance to allow for the renovation of an existing structure and construct a new structure that

would be attached that will apartments on a property currently zoned ARLD (Apartment, Residential Low Density). The application has the following variances; Area District, Building Lines, Side Yard and Maneuvering.

**10:55 – 11:10 am - 1236 Oak St, Columbus, OH 43205 – CV19-031**

Property Owners – William Silva & Nasim Mullen, Applicants submitted a Council Variance Application to allow for the renovation of an existing structure for a Restaurant/Café or Office and a Mobile Vending area on a property currently zoned ARLD (Apartment, Residential Low Density). The application has the following variances; Usage, Parking, Vision Clearance, Building Lines, Side Yard and Rear Yard.

**11:15 – 11:30 am - 1117 Oak St, Columbus, OH 43205 “The Gemma” Z19-069 & CV19-090 - Warning – This is an active construction site.**

Property Owners –Oak Grocery Store, II , LLC., Applicants submitted updated application changing from NEAC previously approved Council Variance Application (CV17-083) to establish both sub areas to build the mixed-use development and duplex. These additional Zoning and Council Variance Applications are needed to conform the development to the CPD Text (Commercial Planned Development Text) and the R-2F Districts that were established with the 2017 Variance. The application has a list of variances , CPD and Modifications to bring project into alignment with current Code.

**11:35 – 11:50 am - 1515 E Broad St, Columbus, OH 43205 – Installation Permit Application**

Property Owners – 1515 E. Broad Holding, LLC., Applicants submitted a Graphic Permit Application to install a new ground sign for Mid-Ohio Behavioral Health, tenant. This is a permanent yard (road sign) that will be placed in the front of building. The sign will be illuminated with internal lighting.

**11:55 am – 12:05 pm - 1179 Atcheson Street, Columbus, OH 43203 – Demolition**

Property Owners – Amber Smith, Applicants submitted Demolition Application for garage.

**12:10 – 12:25 pm - 1194 Mount Vernon Ave, Columbus, OH 43203 – “Kasi Township Grill” Z19-067 & CV19-089**

Property Owners – Bradley Ransier, Applicants submitted a Rezoning Application and Council Variance Application to allow for the renovation of an existing structure for a Restaurant and Parking Lot on a property currently zoned ARLD (Apartment Residential Low Density). The applicant seeks to rezone property to C3 (Commercial Usages) . The application has the following variances; Parking.

**12:30 – 1 pm - 1010 E Long St, Columbus, OH 43203 - Z19-036 & CV19-053**

Property Owners – Hammer Out Homes, Inc., Applicants submitted a Rezoning Application and Council Variance Application to construct a six-unit dwelling. The applicant seeks to change the current zoning from R2-F ( Residential 2 F) to AR-1 (Apartment, Residential 1). The application has the following variances; Building Lines, Side Yard and Setback.

**1:05 – 1:35 pm - 750 E Broad St, Columbus, OH 43205 – Z19-048 & CV19-066**

Property Owners – Affordable Luxury, Applicants submitted a Rezoning Application and Council Variance Application to construct a sixty-seven multi-unit development. The applicant seeks to change the current zoning from CPD (Commercial Planned Development) to AR-0 (Apartment, Residential 0). The application has the following variances; Permitted Usage, Setbacks, Rear Yard, Parking, Vision Clearance, Height, Parking Lot, Off Street Parking and Screening

**Notes:** Please be on time. These meetings will take place outdoors in the elements. Unless local, county, or state officials issue a weather emergency, meetings will take place as scheduled.

All items listed, if approved, will have final vote at the NEAC General Body Meeting on Thursday, October 10, 2019 at [950 East Main Street](#) (12th Precinct Policing Station) at 6:30 pm. Please pass along to your neighbors and community groups, all NEAC meetings are open to the public. If you require additional information, contact Commissioner Ross - Womack, Zoning Director at 614-531-2700.