

**THE NEAR EAST AREA COMMISSION ZONING COMMITTEE WILL CONDUCT SITE MEETINGS / HEARINGS AT THE FOLLOWING DATE, TIMES AND LOCATIONS:  
Saturday, December 7, 2019**

1. **543 Taylor Avenue, Columbus, OH 43203**
2. **70 North 21<sup>st</sup> Street, Columbus, OH 43203**
3. **34 Miami Avenue, Columbus, OH 43203**
4. **1640 East Broad Street, Columbus, OH 43205**
5. **880 Franklin Avenue, Columbus, OH 43205**
6. **898 Franklin Avenue, Columbus, OH 43205**
7. **1610 – 1612 Bryden Road, Columbus, OH 43205**
8. **1233 East Main Street, Columbus, OH 43205**
9. **1278 East Main Street, Columbus, OH 43205**

**Applicant Note: Please arrive at your designated site at least 5-10 minutes early so that you are set up 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 documentation 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.

**9:00 – 9:15 am – 543 Taylor Avenues – OSU Care Point East - Z18-069**

Property Owners – Blueprint Community Development, LLC, Applicants submitted a Rezoning Application to increase the amount of parking for the existing medical office building. The applicant seeks to change the current zoning from CPD (Commercial Planned Development) to C-4 (Commercial District). Existing parking is 418 spaces the planned parking is 600 spaces. The application has the following variances; Landscaping and Screening, Maneuvering and Parking Space.

**9:20 – 9:35 am – 720 North 21<sup>st</sup> - CV19-095**

Property Owner – John Bryan, The applicant submitted a Council Variance Application to construct a carriage house on a parcel with an existing single-family dwelling. The

property is currently zoned R-2F (Residential 2F). The application has the following variances; Usage, Parking, Area District Lot Requirements, Fronting, Side and Rear Yard.

**9:40 – 10:00 am – 34 Miami Avenue - CV19-115**

Property Owners – Clearview Property Management, Applicants submitted a Council Variance Application to construct a carriage house with 4-car parking below. The property is currently zoned R-2F (Residential 2F). The application has the following variances; Usage, Parking, Area District Lot Requirements, Fronting, Side and Rear Yard.

**10:05 – 10:15 am - 750 East Broad Street – 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. **This will be the second site hearing for this property. The applicant has enhanced and made changes to designs at the request of NEAC and the community.**

**10:20 – 10:35 am – 880 Franklin Avenue – CV19-099**

Property Owner – Kathy Consoliver, Applicant submitted a Council Variance Application to convert an existing two-story garage into a carriage house for occupation and family usage. The property is currently zoned R3 (Residential District). The application has the following variances; Usage, Parking, Area District Lot Requirements, Fronting, Side and Rear Yard and Home Occupation.

**10:40 – 10:55 am – 898 Franklin Avenue – CV19-116**

Property Owners – LG Venture Ohio, LLC, Applicants submitted a Council Variance Application to expand existing 4-unit dwelling. The property is currently zoned R3

(Residential District). The application has the following variances; Usage, Parking, and Area District Lot Requirements

**11:00 – 11:15 am – 1610 -1612 Bryden Road – CV19-092**

Property Owners – KMS South Holdings, LLC, Applicants submitted a Council Variance Application to allow 3 dwelling units in an existing dwelling. The property is currently zoned R3 (Residential District) and has been reviewed and approved by HRC (Historical Resource Commission) HR-19-10-016. The application has the following variances; Usage, Parking, Area District Lot Requirements, and Side Yard.

**11:20 – 11:35 am – 1233 East Main Street – Z19-073**

Property Owners – Old Towne East Main 1233 LLC, Applicants submitted a Rezoning Application to restore the building to its original use as a 4-unit dwelling. The applicant seeks to change the current zoning from C-4 (Commercial District) to R-4 (Residential District). There are no variances associated with this application. The applicant will make changes and enhancement to the exterior.

**11:40 – 11:55 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. **This will be the second site hearing for this property. The applicant has enhanced and made changes to designs at the request of the City Planning Department.**

**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 a final vote at the NEAC General Body Meeting on **Thursday, December 12, 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.