

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
OCTOBER 24, 2017**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **OCTOBER 24, 2017 at 4:30 P.M.** in the First Floor Hearing Room of the Department of Building & Zoning Services, 757 Carolyn Avenue.

The Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, of the Columbus City Codes. The Board does not hear applications to amend the Official Zoning Map.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the public hearing. It is the rule of the Board to dismiss an application when a representative is not present.

Further information may be obtained by visiting the City of Columbus Zoning Office website at www.columbus.gov/bzs/zoning/Board-of-Zoning-Adjustment or by calling the Department of Building and Zoning Services, Public Hearings section at 645-4522

1. **Application No.:** [**BZA16-166**](#)
Location: **2515 GROVEPORT ROAD (43207)**, located on the west side of Groveport Road, approximately 220 feet south of Glendower Avenue.
Area Comm./Civic: Far South Columbus Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3392.10, Performance requirements.
To increase the maximum height of piles of metal from 10 feet to 20 feet.
Proposal: To allow piled heights of metals to exceed 10 feet, to 20 feet.
Applicant(s): Ace Iron & Metal Company
2515 Groveport Road
Columbus, Ohio 43207
Attorney/Agent: Jackson B. Reynolds, III
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

2. **Application No.:** [BZA17-060](#)
 Location: **1970 ALUM CREEK DRIVE (43207)**, located on the east side of Alum
 Creek Drive, approximately 75 feet north of Corvair Boulevard.
 Area Comm./Civic: Columbus South Side Area Commission
 Existing Zoning: M, Manufacturing District
 Request: Special Permit(s) to Section(s):
 3389.04, Crematory.
 To grant a special permit for a crematory.
 Proposal: To allow a crematory in the M, Manufacturing District.
 Applicant(s): DFS Enterprises, LLC
 790 Indian Mounds Road SE
 Cartersville, Georgia 30120
 Attorney/Agent: James V. Maniace, Atty.
 65 East State Street, Ste. 1000
 Columbus, Ohio 43220
 Property Owner(s): Rader Management, LLC
 4964 Tempe Road
 Powell, Ohio 43065
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

3. **Application No.:** [BZA17-073](#)
Location: **1348 EAST LONG STREET & 141-143 HUGHES STREET (43203)**,
located at the northwest corner of Hughes Street & East Long Street.
Area Comm./Civic: Near East Area Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3332.14, R-2F Area district requirements.
To reduce the minimum lot area from 6,000 square feet to 4,377 square feet for 1348 East Long Street and to 2,656 square feet for 141-143 Hughes Street.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 2.6 feet for 1348 East Long Street and to 3.6 feet for 141-143 Hughes Street.
3332.38, Private garage.
To increase the allowable height of a detached garage from 15 feet to 18 feet at 1348 East Long Street.
3332.05, Area district lot width requirements.
To reduce the required lot width from 50 feet to 43.29 feet at 141-143 Hughes Street.
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 4 to 0 at 141-143 Hughes Street.
3332.27, Rear yard.
To reduce the required rear yard area from 25% of the lot area to 18% of the lot area (568 square feet) at 141-143 Hughes Street.
Proposal: To create two parcels through a lot split.
Applicant(s): James B. Flynn
64 Miami Avenue
Columbus, Ohio 43203
Attorney/Agent: None
Property Owner(s): 1348 East Long Street, L.L.C.
64 Miami Avenue
Columbus, Ohio 43203
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

4. **Application No.:** [BZA17-074](#)
Location: **162 NORTH OHIO AVENUE (43203)**, located on the east side of North Ohio Avenue, approximately 190 feet north of East Long Street, at the northeast corner of the first alley north of East Long Street.
- Area Comm./Civic:** Near East Area Commission
Existing Zoning: ARLD, Apartment Residential District
Request: Variances(s) to Section(s):
3333.02, AR-12, ARLD and AR-1 apartment residential use.
To reduce the required lot area from 20,000 square feet to 12,282 square feet for a multiple-dwelling development.
3333.11, ARLD area district requirements.
To reduce the required area per dwelling unit from 2,500 square feet to 1,298 square feet.
3333.23, Minimum side yard permitted.
To reduce the minimum side yard from 1/6 of the height of the building (6.7 feet) to 5 feet.
3333.26, Height district.
To increase the allowable height of an apartment building from 35 feet to 40 feet.
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 4 to 0 (11 spaces are provided).
- Proposal:** To convert an early learning center building into 10 apartment units.
Applicant(s): Mark Larrimer
300 Spruce Street, Suite 200
Columbus, Ohio 43215
Attorney/Agent: Same as applicant.
Property Owner(s): Mike Wagner
880 East 11th Avenue
Columbus, Ohio 43211
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

5. **Application No.:** [BZA17-076](#)
Location: **1020 EAST BROAD STREET (43205)**, located at the northeast corner of East Broad Street and North 20th Street
Area Comm./Civic: Near East Area Commission
Existing Zoning: AR-O, Apartment Residential Office District
Request: Special Permit(s) to Section(s):
3389.15, Expansion or relocation of nonconforming uses.
A Special Permit to allow the expansion of a nonconforming use.
Proposal: To construct a 409 square foot addition to a non-conforming fuel station and convenience store.
Applicant(s): Gurharprit Singh
2349 Victoria Park Court
Columbus, Ohio 43235
Attorney/Agent: Adam Foley, Atty.
41 South High Street, Suite 240
Columbus, Ohio 43215
Property Owner(s): Manjit Kaur
2349 Heathergrove Drive
Hilliard, Ohio 43026
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov
6. **Application No.:** [BZA17-079](#)
Location: **600 HILLIARD & ROME ROAD (43228)**, located at the southeast corner of Hilliard & Rome Road and Manor Park Drive.
Area Comm./Civic: None
Existing Zoning: L-M, Manufacturing District
Request: Variance(s) to Section(s):
3363.24(C), Building lines in an M-manufacturing district.
To reduce the setback for a structure (an 8 foot fence) from 30 feet to 9 feet along Hilliard & Rome Road from 25 feet to 15 feet along Manor Park Drive.
Proposal: To allow an 8 foot opaque fence in front of the building setback.
Applicant(s): James Frederick Daniels
600 Hilliard & Rome Road
Columbus, Ohio 43228
Attorney/Agent: Aaron B. Epling, Attorney
4094 Main Street, Ste. 104
Hilliard, Ohio 43026
Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

7. **Application No.:** [BZA17-083](#)
Location: **1676 EAST BROAD STREET (43205)**, located on the north side of East Broad Street, approximately 211 feet east of Woodland Avenue.
Area Comm./Civic: Near East Area Commission
Existing Zoning: AR-O, Residential District
Request: Variance(s) to Section(s):
3333.18(F), Building lines.
 To reduce the building line from 42.75 feet to 30 feet.
3333.23(d), Minimum side yard permitted.
 To reduce the minimum side yards from 9.16 feet to 4 feet.
3333.24, Rear yard.
 To reduce the required rear yard from 25% to 23%.
3312.49, Minimum numbers of parking spaces required.
 To reduce the minimum number of required parking spaces from 54 to 53.
Proposal: To construct a 4 story 36 unit condominium complex.
Applicant(s): AB Partners, LLC
PO Box 12561
Columbus, Ohio 43215
Attorney/Agent: Matthew Cull, Attorney
207 North Fourth Street
Columbus, Ohio 43215
Property Owner(s): Franklin Gates, LLC
68 South Fourth Street
Columbus, Ohio 43215
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

8. **Application No.:** [BZA17-089](#)
- Location:** **290 NORTH CHAMPION AVENUE (43203)**, located in the area bounded by Mt. Vernon Avenue on the north, Winner Avenue on the east, Hawthorne Avenue on the south and Champion Avenue on the west.
- Area Comm./Civic:** Near East Area Commission
- Existing Zoning:** ARLD, Apartment Residential District
- Request:** Variances(s) to Section(s):
- 3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 10 to 0 in the south block (23 spaces provided); to reduce the required number of parking spaces from 140 to 103 in the north block (37 spaces) and; to reduce the required number of parking spaces from 41 to 11 spaces (30 spaces) at the Early Learning Center building at Phale D. Hale Drive and Champion Avenue.
 - 3312.25, Maneuvering.
To not provide maneuvering on the same parcel to access parking spaces in the south block.
 - 3332.285, Perimeter yard.
To reduce the required perimeter yard from 25 feet to 3.5 feet along the entire proposed property line in the south block.
 - 3333.18, Building lines.
To reduce the required building setback in the central block from 25 feet to 17 feet on the west side of Winner Avenue between Phale D. Hale Drive and Granville Street; to reduce the required building setback from 25 feet to 17 feet on the north side of Phale D. Hale Drive between Winner Avenue to 235 feet east of Champion Avenue and the south side of Granville street between 235 feet east of Champion Avenue to Winner Avenue from 25 feet to 17 feet. In the north block, to reduce the required building setback on the west side of Winner Avenue between Phale D. Hale Drive and Granville Street from 25 feet to 15 feet and along the north side of Granville Street between Champion Avenue and Winner Avenue from 25 feet to 15 feet; to reduce the required building setback on the east side of Champion Avenue between Mt. Vernon Avenue and Granville Street from 20 feet to 15 feet and on the south side of Mount Vernon Avenue between Champion Avenue and Phillips Street from 30 feet to 10 feet. Also, to reduce the building setback from 25 feet to 5 feet on the west side of Carl Brown Way between Hawthorne Avenue and Phale D. Hale Drive at the Early Learning Center at Phale D. Hale Drive and Champion Avenue.
 - 3312.21, Landscaping and screening.
To not provide parking lot screening in the central block between the property lines within 80 feet of the perimeter of a parking lot.
 - 3312.27, Parking setback line.
To reduce the required parking setback in the north block along the north side of Granville Street between Champion Avenue and Winner Avenue from 25 feet to 15 feet and on the south side of Mt. Vernon Avenue between Champion Avenue and Winner Phillips Street from 30 feet to 10 feet.
- Proposal:** To construct apartments and townhouses.
- Applicant(s):** Bryan Brown, C.O.O., C.M.H.A.
880 East 11th Avenue
Columbus, Ohio 43211

Attorney/Agent: Travis J. Eifert, c/o EMHT, Inc.
550 New Albany Road
Columbus, Ohio 43054
Property Owner(s): City of Columbus
50 West Gay Street
Columbus, Ohio 43215
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

9. **Application No.:** [BZA17-092](#)
Location: **1563 FRANKLIN PARK SOUTH (43205)**, located at the southwest corner of Kelton Avenue and Franklin Park, South
Area Comm./Civic: Near East Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.22, Builing lines on corner lots -- Exceptions.
To construct a detached garage on an existing footer; to reduce the required building setback from 7.4 feet to approximately 4.8 feet.
3321.05, Vision clearance.
To not maintain two, 10 foot clear vision triangles at the intersection of a street and an alley; to reduce the vision clearance from 10 feet to 4.8 feet.
Proposal: To construct a new garage on an existing footer.
Applicant(s): Rob Ruhl
6820 Maxwellton Court
Columbus, Ohio 43235
Attorney/Agent: None.
Property Owner(s): William D. Hayes & Carol Beckerle
1563 Franklin Park, South
Columbus, Ohio 43205
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

10. **Application No.:** [BZA17-100](#)
Location: **540 HARLEY DRIVE (43202)**, located at the northwest corner of Harley Drive and Stadium Drive.
Area Comm./Civic: None
Existing Zoning: AR-3, Apartment Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of additional required parking spaces from 90 to 0.
Proposal: To convert 60 3-bedroom units into 120 1-bedroom units for an increase of 60 units and a decrease of 60 bedrooms.
Applicant(s): University Village Apartments, LLC
429 Santa Monica Blvd., Ste 600
Santa Monica, California 90401
Attorney/Agent: Kephart Fisher, LLC, c/o Matthew Cull, Attorney
207 North Fourth Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov
11. **Application No.:** [BZA17-101](#)
Location: **4848 EVANSWOOD DRIVE (43229)**, located on the east side of Evanswood Drive, approximately 1015 feet north of Morse Road.
Area Comm./Civic: Northland Community Council
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3363.41, Storage.
To reduce the setback for open storage from any residential or apartment residential district from 100 feet to 6 feet.
Proposal: To allow the outdoor storage of roofing materials to be located within 100 feet of any residential or apartment residential district.
Applicant(s): SRS Distribution, Inc.
5900 South Lake Forrest Drive, Ste. 400
McKinney, Texas 75070
Attorney/Agent: Smith & Hale, LLC, c/o Jeffrey L. Brown, Attorney
37 West Broad Street, Ste. 460
Columbus, Ohio 43215
Property Owner(s): Continental Capital Fund I, Ltd.
1500 East Broad Street
Columbus, Ohio 43215
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

12. **Application No.:** [BZA17-102](#)
Location: 113 THURMAN AVENUE (43206), located on the south side of Thurman Avenue, 80 feet west of South 4th Street.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3312.13, Driveway.
To allow a driveway to be accessed from a private lot instead of from a public right-of-way.
3312.25, Maneuvering.
To not provide on-site maneuvering to access parking spaces; to allow maneuvering on an adjacent parcel.
3332.38, Private garage.
To allow for finished space on the second floor of a detached garage and to increase the allowable height of a detached garage from 15 feet to 28 feet.
3332.35, Accessory building.
To allow an accessory building to contain finished space which is not ordinarily appurtenant to the permitted principal use.
Proposal: To construct a detached garage with finished space on the second floor.
Applicant(s): Juliet Bullock
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: None.
Property Owner(s): Crescent Medley
113 Thurman Avenue
Columbus, Ohio 43206
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

13. **Application No.:** [BZA17-103](#)
Location: **847 SOUTH 5TH STREET (43212)**, located at the northwest corner of Lansing Street and South 5th Street.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3391.05, Limits to modifications of non-conforming structures.
To increase the allowable floor area of a non-conforming structure from 50% allowable to 100% (1,012.1 square feet existing; 1,012.1 square foot expansion; 506.05 square feet, allowable).
3321.05, Vision clearance.
To reduce the required vision clearance from 10 feet to 7 feet 8-1/4 inches at Macon Alley and Lansing Street at the detached garage.
Proposal: To construct an addition to an existing, non-conforming dwelling and a new, detached garage.
Applicant(s): Juliet Bullock
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: None.
Property Owner(s): Branko & Janey Pfeiffer
847 South 5th Street
Columbus, Ohio 43206
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

14. **Application No.:** [BZA17-104](#)
Location: **361 LOEFFLER AVENUE (43205)**, located at the northwest corner of East Rich Street and Loeffler Avenue.
Area Comm./Civic: Near East Area Commission
Existing Zoning: R-3, Residential District
Request: Variances(s) to Section(s):
3312.13, Driveway.
To not provide a driveway leading from a public right-of-way for lots A, B, C and D or to provide a driveway on adjacent lots.
3312.25, Maneuvering.
To not provide on-site maneuvering to access parking spaces for lots B, C, D, E, F and G.
3321.05, Vision clearance.
To reduce the required vision clearance from 30 feet to 19 feet, 11-3/4 inches at a street intersection.
3332.21, Building lines.
To reduce the required building setback from 25 feet to 10 feet along Rich Street.
3332.05, Area district lot width requirements.
To reduce the minimum lot widths from 50 feet to 20 feet for lots B, C, D, E and F; to 23 feet 2 inches for lot A and to 28 feet 4-1/2 inches for lot G.
3332.13, R-3 area district requirements.
To reduce the minimum lot area requirement from 5,000 square feet to 1,607.6 square feet for lots B, C, D, E and F; to 2,345.4 square feet for lot G and to 1,750.5 square feet for lot A.
3332.25, Maximum side yards required.
To reduce the maximum side yards required from 4 feet to 0 feet for lots B, C, D, E and F.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard required from 3 feet to 0 feet along the north property line for lots B, C, D, E, F and G and to reduce the minimum allowable side yard on the south property line from 3 feet to 0 feet for lots A, B, C, D, E and F.
Proposal: To construct a single-family townhouse building containing seven units.
Applicant(s): Juliet Bullock
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: None.
Property Owner(s): 361 Loeffler, L.L.C.
309 South 4th Street
Columbus, Ohio 43215
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

15. **Application No.:** [BZA17-105](#)
Location: **1230 WEST 5TH AVENUE (43212)**, located at the northwest corner of Meadow Road and West 5th Avenue
Area Comm./Civic: 5th by Northwest Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 2 to 0.
3312.09, Aisle.
To reduce the minimum width of an aisle serving a parking lot from 20 feet to 16 feet, 8 inches.
3312.25, Maneuvering.
To not provide sufficient maneuvering area (20 feet) to access parking spaces. (16 feet, 8 inches provided.)
Proposal: To construct a 370 square foot patio and to vary the maneuvering requirement in the parking lot.
Applicant(s): Richard B. Brown, RA, CSI, CCS
1165 West 3rd Avenue
Columbus, Ohio 43212
Attorney/Agent: Same as applicant.
Property Owner(s): Michael R. Wile
1230 West 5th Avenue
Columbus, Ohio 43212
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov
16. **Application No.:** [BZA17-106](#)
Location: **561 SHORT STREET (43215)**, located on the east side of Short Street, approximately 140 feet south of Liberty Street
Area Comm./Civic: Brewery District
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.032, Animal kennel or animal shelter.
To establish outdoor runs for a dog care facility.
Proposal: To establish a dog care facility with outdoor dog runs.
Applicant(s): Home Dog, L.L.C.
759 Tim Tam Avenue
Gahanna, Ohio 43230
Attorney/Agent: Joe Janszen
550 Polaris Parkway
Westerville, Ohio 43082
Property Owner(s): 561 Holding, L.L.C.
1473 Showcase Drive
Columbus, Ohio 43212
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

17. **Application No.:** [BZA17-107](#)
Location: **5372 CENTRAL COLLEGE ROAD (43081)**, located on the north side of Central College Drive, approximately 650 feet east of North Hamilton Road.
Area Comm./Civic: None
Existing Zoning: NE, Neighborhood Edge District
Request: Variance(s) to Section(s):
3320.19(B)(19), Private buildings.
To allow the garage to extend up to 3 feet beyond the main façade of a building with a double width driveway.
Proposal: To allow an attached garage to be constructed beyond the building façade.
Applicant(s): Pulte Homes, c/o Laura MacGregor Comek, Attorney
300 East Broad Street
Columbus, Ohio 43215
Attorney/Agent: Laura MacGregor Comek, Attorney
300 East Broad Street
Columbus, Ohio 43215
Property Owner(s): Homewood Corporation
2700 East Dublin-Granville Road
Columbus, Ohio 43231
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov