

# **RESULTS AGENDA**

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
FEBRUARY 27, 2018**

The Columbus Board of Zoning Adjustment held a public hearing on the following applications on **TUESDAY, FEBRUARY 27, 2018 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.

## **WE ARE MOVING!**

**The March 27, 2018 Columbus Board of Zoning Adjustment meeting will be held at our new downtown location.**

**111 North Front Street, 2<sup>nd</sup> Floor Hearing Room.**

**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](http://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.

- Application No.:** BZA17-136 **\*\*APPROVED\*\***  
**Parcel Number:** 610-224777  
**Location:** **100 HUTCHINSON AVENUE (43235)**, located at the northwest corner of Hutchinson Avenue and High Cross Boulevard  
**Area Comm./Civic:** Far North Columbus Communities Coalition  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Variance(s) to Section(s):  
3312.27(2), Parking setback line.  
To reduce the parking setback line along High Cross Boulevard from 25 feet to 5 feet.  
**Proposal:** To construct an extended stay hotel.  
**Applicant(s):** Metro Development, LLC  
470 Olde Worthington Road  
Westerville, Ohio 43082  
**Attorney/Agent:** Jill S. Tangemen, Atty.  
52 East Gay Street  
Columbus, Ohio 43215  
**Property Owner(s):** Columbus Lizard, LLC  
25380 Miles Road  
Cleveland, Ohio 44146  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov

2. **Application No.:** BZA17-137 **\*\*APPROVED\*\***  
**Parcel Number:** 010-112417  
**Location:** 2885 ALUM CREEK DRIVE (43207), located at the northwest corner of Watkins Road and Alum Creek Drive.  
**Area Comm./Civic:** Far South Area Commission  
**Existing Zoning:** M-1, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3365.21, Height and area regulations.  
To reduce the required building setback for a 10 foot tall fence from 200 feet to 180 feet maximum and 20 feet minimum based upon the configuration of the property and the placement of the existing fence.  
**Proposal:** To construct a 10 foot tall, electric fence security system inside the existing, chain link, perimeter fence around the property.  
**Applicant(s):** Electric Guard Dog, L.L.C.; c/o Cindy Williams  
550 Assembly Street, 5th Floor  
Columbia, South Carolina 29201  
**Attorney/Agent:** Applicant.  
**Property Owner(s):** Old Dominion Freight Line, Inc.  
2880 Alum Creek Drive  
Columbus, Ohio 43207  
**Case Planner:** David J. Reiss, (614) 645-7973  
**E-mail:** DJReiss@Columbus.gov
3. **Application No.:** BZA17-138 **\*\*APPROVED\*\***  
**Parcel Number:** 610-215198  
**Location:** 201 HUTCHINSON AVENUE (43235), located on the south side of Hutchinson Avenue, approximately 500 feet east of High Cross Boulevard  
**Area Comm./Civic:** Far North Columbus Communities Coalition  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the total number of additional parking spaces from 466 required to 286 provided (180 to 0).  
**Proposal:** To construct a 6,584 square foot addition to an existing hotel.  
**Applicant(s):** Sheraton Suites Columbus  
201 Hutchinson Avenue  
Columbus, Ohio 43235  
**Attorney/Agent:** Jim Kaiser, Architect  
1881 Dixie Highway, Suite 130  
Ft. Wright, Kentucky 41011  
**Property Owner(s):** Jatin & Santosh Batra  
7791 Wayside Avenue  
Delaware, Ohio 43015  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov



5.     **Application No.:**     **BZA17-141(A) \*\*APPROVED\*\***  
   **Parcel Number:**     010-063232  
   **Location:**           **750 MOHAWK STREET (43206)**, located on the east side of Mohawk Street approximately 130 feet south of East Frankfor Street.  
   **Area Comm./Civic:**   German Village Commission  
   **Existing Zoning:**    R-2F, Residential District  
   **Request:**            Variance(s) to Section(s):  
                            3312.49, Minimum numbers of parking spaces required.  
                                    To reduce the number of required parking spaces from 2 to 1.  
                            3312.13, Driveway.  
                                    To reduce the required width of a driveway from 10 feet to 9 feet.  
                            3312.43, Required surface for parking.  
                                    To allow a portion of an existing driveway to be a flower bed.  
                            3332.26, Minimum side yard permitted.  
                                    To reduce the minimum required north side yard from 3 feet to 2.5 feet.  
  
   **Proposal:**            To conform existing conditions for a single-family dwelling.  
   **Applicant(s):**        755 Macon Alley, LLC, c/o Anthony Digiandomenico  
                            754 Mohawk Street  
                            Columbus, Ohio 43206  
  
   **Attorney/Agent:**    Brian S. Artz, Atty.  
                            560 East Town Street  
                            Columbus, Ohio 43215  
  
   **Property Owner(s):** William B. Hugus  
                            754 Mohawk Street  
                            Columbus, Ohio 43206  
  
   **Case Planner:**     Jamie Freise, (614) 645-6350  
   **E-mail:**            JFFreise@Columbus.gov

6. **Application No.:** **BZA17-141(B) \*\*APPROVED\*\***  
**Parcel Number:** 010-044698  
**Location:** **754 MOHAWK STREET (43206)**, located on the east side of Mohawk Street approximately 135 feet south of East Frankfort Street.  
**Area Comm./Civic:** German Village Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the number of required parking spaces from 2 to 1.  
3312.25, Maneuvering  
To allow maneuvering across property lines.  
3332.26, Minimum side yard permitted.  
To reduce the minimum required south side yard from 3 feet to 1.2 feet.  
**Proposal:** To allow joint access of a shared driveway with the property to the north.  
**Applicant(s):** 755 Macon Alley, LLC, c/o Anthony Digiandomenico  
750 Mohawk Street  
Columbus, Ohio 43206  
**Attorney/Agent:** Brian S. Artz, Atty.  
560 East Town Street  
Columbus, Ohio 43215  
**Property Owner(s):** 755 Macon Alley, LLC, c/o Anthony Digiandomenico  
750 Mohawk Street  
Columbus, Ohio 43206  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov
7. **Application No.:** **BZA17-141(C) \*\*APPROVED\*\***  
**Parcel Number:** 010-012190  
**Location:** **755 MACON ALLEY (43206)**, located on the west side of Macon Alley, approximately 120 feet south of East Frankfort Street  
**Area Comm./Civic:** German Village Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3312.43, Required surface for parking.  
To allow a portion of an existing driveway to be a flower bed.  
3332.19, Fronting.  
To allow a dwelling or principal building to front upon an alley rather than a public street.  
**Proposal:** To construct a detached garage.  
**Applicant(s):** 755 Macon Alley, LLC, c/o Anthony Digiandomenico  
750 Mohawk Street  
Columbus, Ohio 43206  
**Attorney/Agent:** Brian S. Artz, Atty.  
560 East Town Street  
Columbus, Ohio 43215  
**Property Owner(s):** 755 Macon Alley, LLC, c/o Anthony Digiandomenico  
750 Mohawk Street  
Columbus, Ohio 43206  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov

8. **Application No.:** **BZA17-142 \*\*APPROVED\*\***  
**Parcel Number:** 010-280872  
**Location:** **4190 ALSTON STREET (43219)**, located at the north east corner of Alston Street and Easton Loop East  
**Area Comm./Civic:** Northeast Area Commission  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the total number of additional parking spaces from 204 required to 179 provided (25 to 0).  
**Proposal:** To construct a hotel.  
**Applicant(s):** Olshan Properties  
600 Madison Avenue, 14th Floor  
New York, New York 10022  
**Attorney/Agent:** Jeffrey L. Brown, Atty.  
37 West Broad Street, Ste. 460  
Columbus, Ohio 43215  
**Property Owner(s):** Morso Holding Co.  
Three Limited Parkway  
Columbus, Ohio 43215  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov
9. **Application No.:** **BZA17-144 \*\*APPROVED\*\***  
**Parcel Number:** 010-011840  
**Location:** **246 NORTH 21ST STREET (43203)**, located on the east side of North 21st Street, approximately 550 feet south of Mt. Vernon Avenue.  
**Area Comm./Civic:** Near East Area Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.27, Rear yard.  
To reduce the required rear yard from 25% of the lot area (850 square feet) to 7% (224.4 square feet).  
**Proposal:** To construct habitable space from the house to the garage.  
**Applicant(s):** Devin Erickson  
246 North 21st Street  
Columbus, Ohio 43203  
**Attorney/Agent:** None.  
**Property Owner(s):** Applicant  
**Case Planner:** David J. Reiss, (614) 645-7973  
**E-mail:** DJReiss@Columbus.gov

10. **Application No.:** **BZA18-006 \*\*APPROVED\*\***  
**Parcel Number:** 010-012911  
**Location:** **214 EAST SYCAMORE STREET (43206)**, located on the north side of East Sycamore Street, approximately 100 feet east of South 5th Street.  
**Area Comm./Civic:** German Village Commission  
**Existing Zoning:** R-2F, Residential. District  
**Request:** Variance(s) to Section(s):  
3332.38(F), Private garage.  
To increase the lot area devoted to a private garage from 720 square feet to 1,120 square feet.  
3312.49 - Minimum numbers of parking spaces required.  
To reduce the number of required parking spaces from 2 to 0.  
**Proposal:** The applicant proposes to construct a carriage house with 4 parking spaces on the newly split lot.  
**Applicant(s):** William A. Mains  
227 East Deshler Avenue  
Columbus, Ohio 43206  
**Attorney/Agent:** William Hugus, Architect.  
750 Mohawk Street  
Columbus, Ohio 43206  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov
11. **Application No.:** **BZA17-113 \*\*APPROVED\*\***  
**Parcel Number:** 010-004945  
**Location:** **338 SIEBERT STREET (43206)**, located at the northwest corner of Bruck Street and Siebert Street  
**Area Comm./Civic:** Columbus South Side Area Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.22(a,1), Building lines on corner lots—Exceptions.  
To reduce the building setback from 12.4 feet to 3.25 feet.  
3332.27, Rear yard.  
To reduce the required rear yard from 25% to 23%.  
**Proposal:** To construct a two-story 587 square foot addition, with a first floor garage and second story living space.  
**Applicant(s):** Kevin Hite and Brian Misencik  
338 Siebert Street  
Columbus, Ohio 43206  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov

12. **Application No.:** **BZA16-092 \*\*APPROVED\*\***  
**Parcel Number:** 010-132279  
**Location:** **2040 & 2060 SOUTH HAMILTON ROAD (43232)**, located on the east side of South Hamilton Road, approximately 915 feet north of Groves Road.  
**Area Comm./Civic:** Greater South East Area Commission  
**Existing Zoning:** M-1, Manufacturing District  
**Request:** Special Permit and Variance(s) to Section(s):  
3389.07, Impound lot, junk yard or salvage yard.  
To allow a salvage yard.  
3392.10, Performance requirements.  
To increase the pile height from 10 feet to 18 feet.  
**Proposal:** To utilize the site as a salvage yard.  
**Applicant(s):** Ebrahim Hooshiarnejad  
611 Marion Road  
Columbus, Ohio 43207  
**Attorney/Agent:** John Ingwersen, Architect  
1050 Bryden Road  
Columbus, Ohio 43205  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
13. **Application No.:** **BZA16-027 \*\*APPROVED\*\***  
**Parcel Number** 010-103964  
**Location:** **611 MARION ROAD (43207)**, located on the north and south side of Marion Road, approximately 1,500 feet west of Champion Avenue.  
**Area Comm./Civic:** Columbus Southside Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance & Special Permit(s) to Section(s):  
3389.07, Junk or salvage.  
To permit the continuation of a salvage business for 529, 611, and 659 Marion Rd.  
3363.24, Building setback  
To provide a 14 foot setback for a 24,000 square foot building along Marion Road and an 8 foot perimeter fence.  
3392.10, Performance requirements.  
To allow outdoor storage of materials to be piled to height of 17 feet.  
**Proposal:** To establish a recycling facility and to maintain a salvage storage lot for various materials, not limited to plastics and pallets.  
**Applicant(s):** John Ingwersen  
1050 Bryden Road  
Columbus, Ohio 43205  
**Attorney/Agent:** James D. Gilbert, Attorney  
6065 Frantz Road  
Dublin, Ohio 43017  
**Property Owner(s):** Ebrahim Hooshiarnejad  
P.O. Box 07826  
Columbus, Ohio 43207  
**Case Planner:** Dick Makley, 645-0078  
**E-mail:** rpmakley@columbus.gov