

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 26, 2016**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JANUARY 26, 2016 at 6:00 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.:** **BZA15-117**
Location: **2491 EAST DUBLIN-GRANVILLE ROAD (43229)**, located on the south side of East Dublin-Granville Road, approximately 305 feet west of Cleveland Avenue.
Area Comm./Civic: Northland Community Council
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3356.11, C-4 district setback lines.
To reduce the required building setback from 110 feet to 19.05 feet.
Proposal: To construct a 1,520 square foot building addition onto an adult day care center for the handicapped.
Applicant(s): HMD Investment Properties, L.L.C.; c/o Brahim Djafi
2549 Roe Drive
Lewis Center, Ohio 43035
Attorney/Agent: Terrain Evolution, Inc.; c/o Mike Williamson
720 East Broad Street
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
- 2. Application No.:** **BZA15-118**
Location: **3100 SOUTH HAMILTON ROAD (43232)**, located on the east side of South Hamilton Road, approximately 224 feet south of Refugee Road.
Area Comm./Civic: Greater Southeast Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 575 to 0. (457 spaces are provided.)
Proposal: To convert an existing retail store into an event center.
Applicant(s): Chris Palmer
P.O. Box 94
Navarre, Ohio 44662

Attorney/Agent: Smith & Hale; c/o Jackson B. Reynolds, III
37 West Broad Street, Suite 460
Columbus, Ohio 43215

Property Owner(s): Casto Investors; c/o Freland Companies
12000 Biscayne Boulevard, Suite 810
North Miami, Florida 33181

Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

3. **Application No.:** **BZA15-119**
Location: **8225 WORTHINGTON-GALENA ROAD (43081)**, located at the southwest corner of Lazelle Road and Worthington-Galena Road.
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: R, Rural District
Request: Variances(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces for a church from 1,161 to 851 (310 spaces).
3312.45, Wheel stop device.
To not provide wheel stop devices along the shared property line.
3332.26, Minimum side yard.
To reduce the minimum side yard for the school property from 7-1/2 feet to 0 feet along the lot split line.
3332.27, Rear yard.
To reduce the required rear yard from 25% of the lot area (329,063 square feet) to 4.58% (60,368 square feet) of the lot area for the church property.
3312.25, Maneuvering.
To not provide sufficient maneuvering area (20 feet) to access parking spaces along the north/south property line in the north parking lot for both the church and the school lots.
3312.29, Parking space.
To not provide sufficient maneuvering area to access parking spaces in the north parking lot along the property line between the church and the school lots.
Proposal: To create a lot split between an existing church and a school.
Applicant(s): Greg Eller, Eller Architecture, L.L.C.
7861 Walnut Street
New Albany, Ohio 43054
Attorney/Agent: Same as applicant.
Property Owner(s): Grace Brethren Church of Columbus
8724 Olde Worthington Road
Westerville, Ohio 43082
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
4. **Application No.:** **BZA15-120**
Location: **888 FRANK ROAD (43223)**, located on the north side of Frank Road, approximately 2000 feet east of Brown Road.
Area Comm./Civic: Southwest Area Commission
Existing Zoning: M-1, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.04, Crematory.
To grant a special permit for a crematory.

Proposal: The applicant proposes to expand an existing pet crematory.
Applicant(s): 800 Frank Road, LLC., c/o Laura McGregor Comek, Atty.
300 East Broad Street, Ste. 450
Columbus, Ohio 43215
Attorney/Agent: Applicant
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

5. **Application No.:** **BZA15-121**
Location: **884 FRANK ROAD (43223)**, located at the northwest corner of Frank Road and Harmon Avenue.
Area Comm./Civic: Southwest Area Commission
Existing Zoning: M and M-1, Manufacturing District
Request: Variance(s) to Section(s):
3365.21, Height and area regulations.
To allow an 8 foot fence (structure) in front of the building line.
Proposal: The applicant proposes to erect an 8 foot fence along the subject site property line.
Applicant(s): Inland Products, Inc., c/o Laura McGregor Comek, Atty.
300 East Broad Street, Ste. 450
Columbus, Ohio 43215
Attorney/Agent: Applicant
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
6. **Application No.:** **BZA15-122**
Location: **176 RUMSEY ROAD (43207)**, located at the northeast corner of Rumsey Road and South 6th Street
Area Comm./Civic: Far South Area Commission
Existing Zoning: R-2, Residential District
Request: Variance & Special Permit(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of required additional parking spaces from 3 to 0.
3391.07, Expansion of nonconforming uses.
The applicant requests a special permit to allow the expansion of a non-conforming commercial use in a residential district.
Proposal: The applicant proposes to expand a non-conforming bar by constructing a covered 408 square foot patio.
Applicant(s): The Landmark Bar, c/o Brian Daniel, owner.
176 Rumsey Road
Columbus, Ohio 43207
Attorney/Agent: Sean Mentel, Atty.
100 South Fourth Street, Ste. 100
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
7. **Application No.:** **BZA15-123**
Location: **2350 NEW WORLD DRIVE (43207)**, located on the east side of New World Drive, approximately 1,700 feet west of Alum Creek Drive.

Area Comm./Civic: Far South Area Commission
Existing Zoning: M-1, Manufacturing District
Request: Variances(s) to Section(s):
3365.21, Height and area regulations.
To reduce the required building setback from 125 feet to 119 feet.
Also, to increase the allowable height of the building from 35 feet to
to 54 feet.
Proposal: To construct an approximately 77,212 square foot building addition onto an
existing cold storage warehouse building.
Applicant(s): Cloverleaf Cold Storage
401 Douglas Street, Suite 406
Sioux City, Iowa 51101
Attorney/Agent: Mannik-Smith Group; c/o Jeff Dietrich
815 Grandview Ave.
Columbus, Ohio 43215
Property Owner(s): CCS Realty Company
401 Douglas Street, Suite 406
Sioux City, Iowa 51101
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

8. **Application No.:** **BZA15-124**
Location: **683 MANOR PARK DRIVE (43228)**, located on the west side of Manor
Park Drive, approximately 2,250 feet east of Hilliard-Rome Road.
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3363.19, Location requirements.
To reduce the required separation from a residential zoning district
from 600 feet to 0 feet for a meat processing and packaging facility.
Proposal: To allow a meat processing and packaging facility to operate in an M,
Manufacturing zoning district with a property line bordering a residential (R,
Rural) zoning district.
Applicant(s): Ezzo Sausage Company; c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Attorney/Agent: Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Property Owner(s): Park National Bank, Trustee; c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
9. **Application No.:** **BZA15-125**
Location: **575 WEST 2ND AVENUE (43201)**, located at the southwest corner of
Harrison Park Place and West 2nd Avenue.
Area Comm./Civic: Harrison West Society
Existing Zoning: AR-2, Apartment Residential District
Request: Variance(s) to Section(s):
3309.14, Height districts.
To increase the allowable height of 35 feet for buildings to permit building
heights (flat roof) of 36 feet, 2 inches at the five (5) foot West 2nd Avenue

building setback line for the two (2) dwelling units adjacent to West 2nd Avenue and the permit a height of 45 feet, 6 inches, for a stairwell only, for 18 dwelling units to provide internal access from the dwelling unit to the roof.

Proposal: To construct dwelling units as a part of a condominium project that are taller than the height district allows.

Applicant(s): Waggenbrenner Development Company; c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215

Attorney/Agent: Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215

Property Owner(s): Harrison Park Infrastructure, Ltd.; c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215

Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

10. **Application No.:** **BZA15-128**

Location: **1237 OBETZ ROAD (43207)**, located at the southwest corner of Obetz Road and Lockbourne Road.

Area Comm./Civic: Far South Area Commission

Existing Zoning: RRR, Residential District

Request: Variance(s) to Section(s):
3332.38(F), Private garage.

To increase the area devoted to a private garage from 720 square feet to 1,880 square feet

3332.38(G), Private garage.

To increase the maximum height of a detached garage from 15 feet to 20 feet.

Proposal: To raze an existing 638 square foot shed/garage and construct a 1,440 square foot garage in addition to an attached 440 square foot garage.

Applicant(s): Rebecca Steward
1237 Obetz 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

11. **Application No.:** **BZA15-129**

Location: **40 WEST THIRD AVENUE (43201)**, located on the north side of West Third Avenue, approximately 320 feet west of North High Street.

Area Comm./Civic: Victorian Village Commission

Existing Zoning: AR-O, Apartment Residential-Office. District

Request: Variance(s) to Section(s):

3312.49, Minimum numbers of parking spaces required.

To reduce the number of additional parking spaces required from 29 to 22.

Proposal: To construct a 19 unit apartment complex.

Applicant(s): 40 West, LLC

Attorney/Agent: 600 Stonehenge Parkway
Dublin, Ohio 43017
Connie J. Klema, Atty.
PO Box 991
Pataskala, Ohio 43062

Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

12. **Application No.:** **BZA15-130**
Location: **131 EAST FIFTEENTH AVENUE (43201)**, located on the south side of East Fifteenth Avenue, approximately 130 feet west of Indianola Avenue.

Area Comm./Civic: University Area Commission
Existing Zoning: AR-4, Apartment Residential District
Request: Variance(s) to Section(s):
3372.564, Parking.
To reduce the number of additional parking spaces from 19 to 15.
3372.566, Building separation and size.
To increase the building size from 10,200 square feet to 17,329 square feet (increase of 7,062 square feet).
3372.567, Maximum floor area.
To increase the maximum floor area from 14,000 square feet to 17,329 square feet (increase of 3,239 square feet).
3372.568, Height.
To increase the allowable height of a building from 40 feet to 47 feet 6 inches.

Proposal: To construct a 2,438 square foot addition to an existing sorority house. The calculated floor area of the addition (4 floors) is 5,602 square feet.

Applicant(s): Epsilon House Corp. of Delta Gamma
3220 Riverside Drive, Ste. A-2
Columbus, Ohio 43221

Attorney/Agent: Nicholas C. Cavalaris, Atty.
65 East State Street, #1800
Columbus, Ohio 43215

Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

13. **Application No.:** **BZA15-131**
Location: **185 EAST THIRD AVENUE (43201)**, located at the southwest corner of East Third Avenue and North Fourth Street.

Area Comm./Civic: Italian Village Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of additional parking spaces from 100 to 60.
3312.53, Minimum number of loading spaces required.
To not provide a loading space.

Proposal: To redevelop an existing warehouse site into a multi-purpose commercial use to include restaurants and retail.

Applicant(s): 995 North Fourth Street, LLC
580 North Fourth Street, Ste. 120
Columbus, Ohio 43215

Attorney/Agent: James Robert Rishel, Atty.
300 East Broad Street, Ste. 450
Columbus, Ohio 43215

Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

14. **Application No.:** **BZA15-126**
Location: **755 SOUTH HIGH STREET (43206)**, located on the west side of High Street, 90.75 feet south of West Frankfort Street.
- Area Comm./Civic:** Brewery District 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 16 to 0.
3312.13, Driveway.
To reduce the minimum width of a driveway from 20 feet to 16 feet.
3312.25, Maneuvering.
To not provide sufficient maneuvering and access to parking spaces (20 feet); to allow 16 feet of maneuvering area.
- Proposal:** To convert a single-family dwelling into a restaurant.
Applicant(s): Maxwell A. McGarity
5724 Autumn Hill Court
Columbus, Ohio 43235
- Attorney/Agent:** Lauren T. McGarity
5724 Autumn Hill Court
Columbus, Ohio 43235
- Property Owner(s):** Lauren T. McGarity & Michael W. McGarity
5724 Autumn Hill Court
Columbus, Ohio 43235
- Case Planner:** David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
15. **Application No.:** **BZA15-133**
Location: **2001 ARLINGATE LANE (43228)**, located on the west side of Arlingate Lane, approximately 142 feet north of Gateway Boulevard.
- Area Comm./Civic:** None
Existing Zoning: L-M-2, Limited Manufacturing District
Request: Variances(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To increase the maximum number of parking spaces from 75 to 84 (9 spaces).
3312.27, Parking setback line.
To reduce the required parking setback from 50 feet to 32.44 feet (17.56 feet).
- Proposal:** To provide additional parking for staff at an existing office building.
Applicant(s): Boehringer-Ingelheim-Roxane, Inc.
1801 Wilson Road
Columbus, Ohio 43228
- Attorney/Agent:** BHDP Architecture; c/o Bobin Claucherty

274 Marconi Boulevard, Suite 200
Columbus, Ohio 43215

Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov