AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 23, 2016

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on TUESDAY, FEBRUARY 23, 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.: BZA15-118
   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
2. Application No.: BZA15-111  
Location:  1365-1375 KING AVENUE (43212), located on the south side of King Avenue, approximately 75 feet east of Grandview 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 7 to 0 (14 spaces are provided).  
3356.11, C-4 district setback lines.  
To reduce the required building setback from 9 feet to 7 feet for an architectural feature defining the main entrance.  
Proposal:  To combine two adjacent buildings into one on the same tax parcel.  
Applicant(s):  Brown Calabretta Architects, Inc.; c/o Richard B. Brown, President 
1165 West 3rd Avenue 
Columbus, Ohio  43212  
Attorney/Agent:  Same as applicant.  
Property Owner(s):  MBA Research; c/o Dr. James R. Gleason, President & CEO 
1375 King Avenue 
Columbus, Ohio  43212  
Case Planner:  David J. Reiss, 645-7973  
E-mail:  DJReiss@Columbus.gov

3. Application No.: BZA15-134  
Location:  1126 NORTH HIGH STREET (43201), located on the east side of North High Street, 140 feet south of East 4th Avenue.  
Area Comm./Civic:  Italian Village 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 16 to 0. (0 spaces are provided.)  
Proposal:  To convert 1,335 square feet of second floor apartment space into storage space for a restaurant/bar on the first floor.  
Applicant(s):  Same as owner.  
Attorney/Agent:  Joanne I. Goldhand 
250 West State Street 
Columbus, Ohio  43215  
Property Owner(s):  SG Real Estate Partners, L.L.C. 
217 Dawson Avenue 
Columbus, Ohio  43209  
Case Planner:  David J. Reiss, 645-7973  
E-mail:  DJReiss@Columbus.gov
4. Application No.: BZA15-136
Location: 124 FALLIS ROAD (43214), located at the northwest corner of Fallis Road and Foster Street
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the required side yard from 5 feet to 2.2 feet.
Proposal: To construct a two story addition.
Applicant(s): Eric M. James
124 Fallis Road
Columbus, Ohio 43214
Attorney/Agent: Brian O'Neal, Contractor
4073 Wilbur Avenue
Grove City, Ohio 43123
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

5. Application No.: BZA15-137
Location: 93-95 LIBERTY STREET (43215), located on the south side of Liberty Street, approximately 200 feet west of South Front Street.
Area Comm./Civic: Brewery District 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 required parking spaces from 5 to 0.
Proposal: To increase the patio from 523 square feet to 825 square feet.
Applicant(s): Venue 1877, LLC
46 West Kossuth Street
Columbus, Ohio 43206
Attorney/Agent: Danny Popp, Architect
855 East Cooke Road
Columbus, Ohio 43224
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
6. Application No.: BZA15-138  
Location: 3877 REFUGEE ROAD (43232), located at the southeast corner of Refugee Road and Courtright Road  
Area Comm./Civic: None  
Existing Zoning: R, Rural District  
Request: Variance and Special Permit(s) to Section(s):  
3332.26, Minimum side yard permitted.  
To reduce the required side yard from 7.5 feet to 4 feet.  
3391.07, Expansion of nonconforming uses.  
A special permit to expand a nonconforming use.  
Proposal: To construct a 1,746.5 square foot building addition and to expand existing paved parking area for an existing gas station.  
Applicant(s): Abe Damen  
4755 Refugee Road  
Columbus, Ohio 43232  
Attorney/Agent: Underhill, Yaross & Hodge, LLC, c/o David Hodge, Attorney  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054  
Property Owner(s): N&G Takhar Oil, LLC  
4365 Lisa Drive  
Tipp City, Ohio 45371  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov

7. Application No.: BZA15-141  
Location: 322 WEST SEVENTH AVENUE (43201), located at the northwest corner of West Seventh Avenue and Pennsylvania Avenue  
Area Comm./Civic: University Area Commission  
Existing Zoning: R-4, Residential District  
Request: Variance(s) to Section(s):  
3332.26, Minimum side yard permitted.  
To reduce the required side yard from 3 feet to 1.7 feet.  
3372.544, Maximum floor area.  
To increase the Floor Area Ratio from .4 to .6.  
Proposal: To construct a two story addition to the rear of the dwelling  
Applicant(s): Clark and Carla Bailo  
322 West Seventh Avenue  
Columbus, Ohio 43201  
Attorney/Agent: Susan Keeny, Architect  
358 King Avenue  
Columbus, Ohio 43201  
Property Owner(s): Applicant  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov
8. Application No.: BZA15-135  
Location: 19-21 EAST DUNCAN STREET (43201), located at the southwest corner of East Duncan Street and Pearl Alley.  
Area Comm./Civic: University Area Commission  
Existing Zoning: C-4, Commercial District  
Request: Variance(s) to Section(s): 3312.49, Minimum numbers of parking spaces required.  
Proposal: To reduce the number of additional parking spaces from 23 to 0.  
Applicant(s): Andrew Bragg  
502 Wilson Avenue  
Columbus, Ohio 43205  
Attorney/Agent: None  
Property Owner(s): Steve Niswinger  
360 Cooke Road  
Columbus, Ohio 43214  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov

9. Application No.: BZA16-005  
Location: 7474 NORTH HIGH STREET (43235), located on the east side of North High Street, approximately 357 feet south of Dimension Drive.  
Area Comm./Civic: Far North Columbus Communities Coalition  
Existing Zoning: C-4, Commercial District  
Request: Variance(s) to Section(s): 3356.11, C-4 district setback lines.  
Proposal: To reduce the required building setback from 80 feet to 0 feet for a dumpster and a storage building and to reduce the non-conforming building setback for an existing structure from 80 feet to 17 feet.  
Applicant(s): Shahil, L.L.C.; c/o Donald Plank, Plank Law Firm  
145 East Rich Street, 3rd Floor  
Columbus, Ohio 43215  
Attorney/Agent: Same as applicant.  
Property Owner(s): Same as owner.  
Case Planner: David J. Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov
10. Application No.: BZA16-014
Location: 1350 NORTH HIGH STREET (43201), located at the southeast corner of East 7th Avenue and North High Street.
Area Comm./Civic: University Area Commission
Existing Zoning: CPD, Commercial District
Request: Special Permit and Variances(s) to Section(s):
3389.12, Portable building.
To allow a bookmobile to remain on site for a temporary period of time.
3312.43, Required surface for parking.
To allow a bookmobile to be parked on an unimproved surface.
Proposal: To allow a bookmobile to be temporarily placed on a parcel occupied by a grocery store for 18 - 24 months.
Applicant(s): Columbus Metropolitan Library
96 South Grant Avenue
Columbus, Ohio 43215
Attorney/Agent: Bricker & Eckler, L.L.C.; c/o Christopher N. Slagle
100 South Third Street
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

11. Application No.: BZA15-092
Location: 2212 TUTTLE PARK PLACE (43201), located at the northeast corner of Tuttle Park Place and West Lane Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3309.14, Height districts.
To increase the allowable height of a building from 35 feet to 72 feet (37 feet).
3321.05, Vision clearance.
To reduce the required vision clearance triangles at the one-way entrance into the garage from Tuttle Park Place from 10 feet to 0 feet and to reduce the required vision clearance from 10 feet to 0 feet at the northwest corner of the building where the alley and Tuttle Park Place intersect.
3372.604, Setback requirements.
To increase the maximum building setback along Lane Avenue from 10 feet to 15 feet.
Proposal: To construct a 6-story, multi-use, commercial and apartment building.
Applicant(s): 4 Points Asset Management
620 East Broad Street, Suite 244
Columbus, Ohio 43215
Attorney/Agent: Same as applicant.
Property Owner(s): Marshall L.H. Company
2212 Tuttle Park Place
Columbus, Ohio 43201
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov