

# RESULTS AGENDA

**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](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.

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 352 to 0. (671 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

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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](mailto:DJReiss@Columbus.gov)

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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 Parters, L.L.C.  
                              217 Dawson Avenue  
                              Columbus, Ohio 43209  
  
      **Case Planner:**     David J. Reiss, 645-7973  
      **E-mail:**            [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

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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](mailto:JFFreise@Columbus.gov)

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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 size of an existing patio by 523 square feet and construct an additional 302 square foot patio.  
**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](mailto:JFFreise@Columbus.gov)

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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](mailto:JFFreise@Columbus.gov)

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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](mailto:JFFreise@Columbus.gov)

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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.  
To reduce the number of additional parking spaces from 23 to 0.  
**Proposal:** The applicant proposes a change of use from retail to restaurant and to add 1,264 square feet of patio seating.  
**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

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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.  
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.  
3312.09, Aisle.  
To reduce the required aisle width on the west side of the building from 20 feet to 10.5 feet.  
3312.27, Parking setback line.  
To reduce the required parking setback line from 10 feet to the existing non-conforming condition of 0 feet along the High Street frontage.  
**Proposal:** To reduce building and parking setbacks along the west property line.  
**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

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**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](mailto:DJReiss@Columbus.gov)

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**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 7-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](mailto:DJReiss@Columbus.gov)

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