AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MARCH 22, 2016

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on TUESDAY, MARCH 22, 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.: BZA15-139
Location: 6080 STOCKTON TRAIL WAY (43213), located on the north side of Stockton Trail Way at the terminus of Hoskins Way.
Area Comm./Civic: Far East Area Commission
Existing Zoning: PUD-8, Planned Unit Development District
Request: Variance(s) to Section(s):
3345.08, Performance criteria.
   To reduce the rear yard setback from 20 feet to 11 feet.
Proposal: To construct a deck in the rear yard.
Applicant(s): William and Martha Meredith
6080 Stockton Trail Way
Columbus, Ohio 43213
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
2. Application No.: **BZA15-142**  
Location: **150 WEST SYCAMORE STREET (43215)**, located at the northwest corner of West Sycamore Street and Bank Street

Area Comm./Civic: Brewery District  
Existing Zoning: M, Manufacturing 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 250 to 222.

Applicant(s): Kroger Co.  
4111 Executive Parkway  
Westerville, Ohio  43081

Attorney/Agent: David Hodge, Atty.  
8000 Walton Parkway  
New Albany, Ohio  43054

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

3. Application No.: **BZA16-003**  
Location: **702 SOUTH HIGH STREET (43206)**, located on the east side of South High Street, approximately 43 feet south of Stimmel Street.

Area Comm./Civic: Brewery District  
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 14 to 0.

Applicant(s): South Compass Properties, LLC.  
9665 South Compass Drive  
Rossford, Ohio  43460

Attorney/Agent: RAS Civil Engineering, c/o Ric Sicker  
4254Tuller Road  
Dublin, Ohio  43017

Property Owner(s): Applicant  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov
4. Application No.: BZA16-004
Location: 55 EAST BLAKE AVENUE (43202), located at the south east corner of East Blake Avenue and East Avenue
Area Comm./Civic: University Area 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 66 to 24.
3332.21, Building lines.
   To reduce the building setback along East Avenue from 25 feet to 0 feet.
Proposal: The applicant proposes a change of use from a retail camera shop to a church.
Applicant(s): Central Vineyard Church, c/o Jeffrey Cannell, Senior Pastor.
2999 Indianola Avenue
Columbus, Ohio 43222
Attorney/Agent: Brent D. Rosenthal, Atty.
366 East Broad Street
Columbus, Ohio 43215
Property Owner(s): Columbus Camera Group, Inc.
55 East Blake Avenue
Columbus, Ohio 43202
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

5. Application No.: BZA16-006
Location: 26 EAST 5TH AVENUE (43201), located at the northeast corner of Courtland Avenue and East 5th Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: C-3, 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 6 to 0. (2 spaces provided.)
Proposal: To convert 160 square feet of meadery space into a bar area and to reduce the required parking for a meadery.
Applicant(s): Brothers Drake; c/o Thomas Sampson; Behal, Sampson, Dietz
990 West 3rd Avenue
Columbus, Ohio 43212
Attorney/Agent: Thomas Sampson; Behal, Sampson, Dietz
990 West 3rd Avenue
Columbus, Ohio 43215
Property Owner(s): Fifth Real Estate, L.L.C.; c/o Peter Avradopoulos
760 North Wall Street
Columbus, Ohio 43215
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
6. Application No.: BZA16-008
Location: 738 BRYDEN ROAD (43205), located at the northwest corner of South Garfield Avenue and Bryden Road.

Area Comm./Civic: Near East Area Commission
Existing Zoning: ARLD, Apartment Residential Low Density District
Request: Variances(s) to Section(s):
3333.11, ARLD area district requirements.
   To reduce the required lot area from 18,000 square feet to 8,100 square feet for a 12 unit apartment building. (A reduction of 9,900 square feet.)
3333.24, Rear yard.
   To reduce the required rear yard from 2,025 square feet to 432 square feet. To reduce the required rear yard from 25% of the total lot area to 5.3% of the total lot area.
3312.49, Minimum numbers of parking spaces required.
   To reduce the required number of parking spaces from 18 to 0. (0 spaces provided.)
3333.18, Building lines.
   To reduce the required building setback from 10 feet to 3 feet, 6 inches on the Garfield Avenue frontage.
3333.22, Maximum side yard required.
   To reduce the maximum side yard area required from 11 feet (20% of the lot width) to 4 feet 6 inches (9% of the lot width).
3333.23, Minimum side yard permitted.
   To reduce the minimum side yard required from 5 feet to 1 foot on the west side and from 5 feet to 3 feet on the east side.

Proposal: To convert a rooming house into an apartment building.
Applicant(s): 738 Bryden Rd. L.L.C.
   150 East Broad Street, Suite 305
   Columbus, Ohio 43215
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, 645-7973
E-mail: DJReiss@Columbus.gov
7. Application No.: 14310-00024  
Location: 343-345 WEST 8TH AVENUE (43201), located on the south side of W. 8th Ave., 71.2 ft. east of Michigan Ave.  
Area Comm./Civic: University Area Commission  
Existing Zoning: R-4, Residential District  
Request: Variances(s) to Section(s): 3372.541, Landscaped area and treatment. To reduce the minimum 10% of the lot area to be planted and maintained with grass and/or other live vegetation to 5% located behind the most rear portion of the principal residential building. 3372.542, Maximum lot coverage. To increase the allowable lot coverage from 25% of the lot area to 34% of the lot area. 3372.544, Maximum floor area. To increase the total maximum calculated for floor area permitted by using a 0.40 floor area ratio to using a 0.56 floor area ratio. 3372.543, Building lines. To increase the maximum allowable building setback that is greater than 110% (20.35 feet) of the minimum setback (18.5 feet) to be 36 feet.  
Proposal: To construct an additional dwelling unit to an existing two-family dwelling.  
Applicant(s): Buckeye Real Estate; c/o Donald Plank, Plank Law Firm  
145 East Rich Street, Floor 3  
Columbus, Ohio 43215  
Attorney/Agent: Donald Plank; Plank Law Firm  
145 East Rich Street, Floor 3  
Columbus, Ohio 43215  
Property Owner(s): Connected Properties, Ltd. & Connected Properties II, Ltd.; c/o Donald Plank, Plank Law Firm  
145 East Rich Street, Floor 3  
Columbus, Ohio 43215  
Case Planner: David J. Reiss, 645-7973  
E-mail: DJReiss@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. To reduce the number of additional parking spaces from 19 to 0.  
Proposal: The applicant proposes a change of use from retail to restaurant and to add 608 square foot of patio in the rear of the building.  
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.**: BZA16-010  
**Location**: 2725 WEST BROAD STREET (43204), located at the southwest corner of West Broad Street and South Harris Avenue  
**Area Comm./Civic**: Greater Hilltop Area Commission  
**Existing Zoning**: C-4, Commercial District  
**Request**: Variance(s) to Section(s):  
- 3372.604, Setback requirements.  
  To increase the building setback from 10 feet to 142 feet and the parking lot from 5 feet to 120 feet.  
- 3372.607(A), Landscaping and screening.  
  To not screen the parking lot and to not provide landscaping along the fence line.  
- 3372.607(C), Landscaping and screening.  
  To allow a dumpster to be located in front of the principal building.  
- 3372.609, Parking and circulation.  
  To allow parking and circulation to occur between the principal building and a street right-of-way line.  
**Proposal**: To raze and rebuild a convenience store.  
**Applicant(s)**: Dasher Food, Inc.  
2725 West Broad Street  
Columbus, Ohio  43204  
**Attorney/Agent**: DDP Architects and Associates, c/o Danny Popp  
855 East Cooke Road  
Columbus, Ohio  43224  
**Property Owner(s)**: Applicant  
**Case Planner**: Jamie Freise, 645-6350  
**E-mail**: JFFreise@Columbus.gov