

# RESULTS AGENDA

**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](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.:** 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

**APPROVED**

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.  
To reduce the number of additional parking spaces from 250 to 222.  
**Proposal:** The applicant proposes to construct a 19,388 square foot addition.  
**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](mailto:JFFreise@Columbus.gov)

**APPROVED**

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.  
To reduce the number of additional parking spaces from 14 to 0.  
**Proposal:** The applicant proposes a change of use from first floor office (1299 square foot) and second floor residential (962 square foot) to an eating and drinking establishment. The applicant will convert a second story patio to outdoor dining space and add a 350 square foot first floor patio (totaling 442 square foot outdoor dining).  
**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](mailto:JFFreise@Columbus.gov)

**APPROVED**

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:** Univeristy 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](mailto:JFFreise@Columbus.gov)

## **TABLED**

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](mailto:DJReiss@Columbus.gov)

## **APPROVED**

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

**APPROVED**

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 maximum total 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

**APPROVED**

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

## **DISAPPROVED**

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 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

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