

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

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, APRIL 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](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.:** BZA16-009  
**Location:** 880 FRANKLIN AVENUE (43205), located at the northwest corner of Franklin Avenue and 18th Street.  
**Area Comm./Civic:** Near East Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38, Private garage.  
To increase the allowable height of a garage from 15 feet to 20 feet.  
**Proposal:** To raze an existing garage and construct a new 20 foot high, 484 square foot garage.  
**Applicant(s):** Kathy A. Consoliver  
880 Franklin Avenue  
Columbus, Ohio 43205  
**Attorney/Agent:** Fred Hutchinson, Architect  
1166 Bryden Road  
Columbus, Ohio 43205  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

2. **Application No.:** BZA16-011  
**Location:** 3792 EAST DESHLER AVENUE (43227), located on the north side of East Deshler Avenue, approximately 700 feet east of Alcoy Drive  
**Area Comm./Civic:** Mideast Area Community Collaborative  
**Existing Zoning:** R-2, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38, Private garage.  
To increase the area devoted to private garage from 720 square feet to 880 square feet  
**Proposal:** To construct a 396 square foot addition to an existing 484 square foot garage.  
**Applicant(s):** Garry Lee Powell  
3792 East Deshler Street  
Columbus, Ohio 43227  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

**POSTPONED**

3. **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.  
3312.25, Maneuvering.  
To allow vehicles to maneuver between the street right of way and the parking setback line.  
**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

4. **Application No.:** **BZA16-015**  
**Location:** **1441 WOODWARD AVENUE (43219)**, located on the north side of Woodward Avenue and on the south side of East 17th Avenue, approximately 808 feet west of Woodland Avenue on the south along Woodward Avenue and approximately 753 feet west of Woodland Avenue on the north along East 17th Avenue.
- Area Comm./Civic:** North Central Area Commission  
**Existing Zoning:** R-3, Residential, M, Manufacturing and L-M, Limited Manufacturing Districts along the Woodward Avenue frontages. M, Manufacturing and R-2, Residential Districts along the East 17th Avenue frontages.
- Request:** Special Permits(s) to Section(s):  
3389.033, Cemetery.  
To allow the expansion of a cemetery.  
3389.04, Crematory.  
To allow the establishment of a crematory.
- Proposal:** To expand an existing cemetery and to establish a crematory within a funeral home.
- Applicant(s):** Evergreen Cemetery Association  
1401 Woodland Avenue  
Columbus, Ohio 43219
- Attorney/Agent:** David Hodge; Underhill, Yaross & Hodge, L.L.C.  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054
- Property Owner(s):** Same as applicant.  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
5. **Application No.:** **BZA16-016**  
**Location:** **496 EAST BECK STREET (43206)**, located on the north side of East Beck Street, approximately 655 feet west of Parsons Avenue.
- Area Comm./Civic:** Columbus South Side Area Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(G, H), Private garage.  
To increase the height of a garage from 15 feet to 22 feet and to allow habitable space in the second story.
- Proposal:** To construct a 22 foot tall detached garage with habitable space.
- Applicant(s):** Hobie Hondros  
7228 Greensward Road  
New Albany, Ohio 43054
- Attorney/Agent:** None  
**Property Owner(s):** Hondros Family Real Estate, LLC  
4140 Executive Parkway  
Westerville, Ohio 43081
- Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

6. **Application No.:** BZA16-017  
**Location:** 62 PARSONS AVENUE (43215), located at the southeast corner of Parsons Avenue and Oak Street  
**Area Comm./Civic:** Near East Area Commission  
**Existing Zoning:** CPD, Commercial Planned Development 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 26 to 0.  
**Proposal:** A change of use from office to eating and drinking establishment.  
**Applicant(s):** Henry Schwartz  
64 Parsons Avenue  
Columbus, Ohio 43205  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

7. **Application No.:** BZA16-018  
**Location:** 1396 DENBIGH DRIVE (43220), located on the north side of Denbigh Drive, approximately 430 feet east of Francisco Glen Drive.  
**Area Comm./Civic:** Northwest Civic Association  
**Existing Zoning:** L-R-2, Limited Residential District  
**Request:** Variance(s) to Section(s):  
3370.03, Development plan.  
To remove Reserve "B" of the Development Plan requiring a sidewalk between Denbigh Drive and Fox Drive.  
**Proposal:** To remove a public sidewalk from Denbigh Drive to Fox Drive.  
**Applicant(s):** Connie J. Klema  
P.O. Box 991  
Pataskala, Ohio 43062  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** Francisco Glen, L.L.C.  
4636 Shuster Road  
Columbus, Ohio 43214  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

**WITHDRAWN**

8. **Application No.:** **BZA16-019**  
**Location:** **553 MOHAWK STREET (43206)**, located at the northwest corner of Mohawk Street and Berger Alley  
**Area Comm./Civic:** German Village Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38, Private garage.  
To allow habitable space in the second story of a detached garage.  
**Proposal:** To convert attic space in an existing detached garage to a study.  
**Applicant(s):** Jeanne Gauer  
553 Mohawk Street  
Columbus, Ohio 43206  
**Attorney/Agent:** Scot Dewhirst, Attorney  
560 East Town Street  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
9. **Application No.:** **BZA16-020**  
**Location:** **47 NORTH MONROE AVENUE (43203)**, located on the west side of North Monroe Avenue, approximately 350 feet north of East Broad Street.  
**Area Comm./Civic:** Near East Area Commission  
**Existing Zoning:** R-2-F, Residential District  
**Request:** Variances(s) to Section(s):  
3332.38, Private garage.  
To increase the allowable height of a garage from 15 feet to 19 feet, 6 inches.  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 3 feet to 6 inches on the south side.  
3332.25, Maximum side yards required.  
To reduce the sum of the required side yards from 8 feet to 3 feet, 8 inches.  
**Proposal:** To increase the allowable height of a garage and to legitimize existing conditions related to the side yard areas.  
**Applicant(s):** Juliet Bullock Architects  
1182 Wyandotte Road  
Columbus, Ohio 43212  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** Phillip Wells/David Dagg  
47 North Monroe Avenue  
Columbus, Ohio 43203  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

10. **Application No.:** **BZA16-021**  
**Location:** **1249 WEST 3RD AVENUE (43212)**, located at the southeast corner of Northwest Boulevard and West 3rd Avenue  
**Area Comm./Civic:** 5th by Northwest Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances(s) to Section(s):  
3356.05, C-4 district development limitations.  
To allow dwelling units above a parking garage that is not adjoining to one or more of the uses listed in Code Sections 3351, 3353, 3355 or 3356.03(B).  
3372.604, Setback requirements.  
To not locate parking behind the principal building.  
3372.605, Building design standards.  
To not provide the main entry doors on either of the primary street frontages.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of parking spaces from 32 to 22 spaces. (A reduction of 10 spaces.)  
**Proposal:** To construct a mixed use building with restaurant, retail and residential components.  
**Applicant(s):** Juliet Bullock Architects  
1182 Wyandotte Road  
Columbus, Ohio 43212  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** Donald Compton  
5409 Schatz Lane  
Hilliard, Ohio 43026  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
11. **Application No.:** **BZA16-022**  
**Location:** **7609 NORHAM ROAD (43235)**, located at the southwest corner of Northbridge Lane and Norham Road.  
**Area Comm./Civic:** None  
**Existing Zoning:** R-1, Residential District  
**Request:** Variance(s) to Section(s):  
3332.21, Buildings lines.  
To reduce the required building setback from 40 feet to 24.9+/- feet.  
**Proposal:** To allow a setback reduction for a single-family dwelling to reflect existing conditions and to permit a second-story building addition to the structure.  
**Applicant(s):** Ron Salsberry  
7609 Norham Road  
Columbus, Ohio 43235  
**Attorney/Agent:** None  
**Property Owner(s):** Ron & Marka Salsberry  
7609 Norham Road  
Columbus, Ohio 43235  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

**12. Application No.:** BZA16-023  
**Location:** 3444 SOUTH HIGH STREET (43207), located at the southeast corner of South High Street and Williams Road  
**Area Comm./Civic:** Far South Columbus Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3372.704, Setback requirements.  
To reduce the South High Street building setback line from 25 feet to 14 feet, to increase the Williams Road building setback from 25 feet to 48 feet; to reduce the South High Street and Williams Road parking setback from 25 feet to 0 feet.  
3372.705, Building design standards.  
To reduce the width of the principal building on the primary frontage (South High Street) from 60% of the lot width to 37%.  
3372.709, Parking and circulation.  
To permit parking, stacking and circulation aisles between the building and the South High Street and Williams Road right of way.  
**Proposal:** To construct an eating and drinking establishment.  
**Applicant(s):** Pavilion Development Company, c/o Donald Plank Law Firm  
145 East Rich Street  
Columbus, Ohio 43215  
**Attorney/Agent:** Donald Plank Law Firm  
145 East Rich Street  
Columbus, Ohio 43215  
**Property Owner(s):** Hejduk Family Investment, c/o Donald Plank Law Firm  
145 East Rich Street  
Columbus, Ohio 43215  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

**POSTPONED**

**13. Application No.:** BZA16-024  
**Location:** 476 EAST FIFTH AVENUE (43224), located at the northwest corner of East Fifth Avenue and Fields Avenue.  
**Area Comm./Civic:** Milo-Grogan Area 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 automobile parking spaces from 28 to 0.  
**Proposal:** To convert warehouse space to office space.  
**Applicant(s):** Rumpke Waste and Recycling  
10795 Hughes Road  
Cincinnati, Ohio 45251  
**Attorney/Agent:** Jeffrey L. Brown, Attorney  
37 West Broad Street, Ste. 460  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

14. **Application No.:** **BZA16-025**  
**Location:** **3012 EAST BROAD STREET (43209)**, located at the northeast corner of Chesterfield Road and East Broad Street  
**Area Comm./Civic:** None  
**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 13 to 0. (31 spaces are provided.)  
**Proposal:** To convert 2,837 square feet of retail commercial space in a shopping center into a restaurant.  
**Applicant(s):** Plaza Properties  
3016 Maryland Avenue  
Columbus, Ohio 43209  
**Attorney/Agent:** Jackson B. Reynolds III  
37 West Broad Street, Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** Sho-Ruben Bexley Center, L.L.C.  
3016 Maryland Avenue  
Columbus, Ohio 43209  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
15. **Application No.:** **BZA16-026**  
**Location:** **1851 VELMA AVENUE (43211)**, located at the northwest corner of Velma Avenue and East 17th Avenue  
**Area Comm./Civic:** None  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variances(s) to Section(s):  
3312.27, Parking setback line.  
To reduce the required parking setback from 10 feet to 0 feet.  
3312.25, Maneuvering.  
To allow maneuvering in the right-of-way to access loading space(s).  
**Proposal:** To reduce the parking setback and allow maneuvering in the right-of-way for a new exhibition hall at the Ohio State Fairgrounds.  
**Applicant(s):** Moody Engineering; c/o Mark Larrimer  
300 Spruce Street, Suite 200  
Columbus, Ohio 43215  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** Ohio Expo Center & State Fair; c/o Joe Darst  
717 East 17th Avenue  
Columbus, Ohio 43211  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov



16. **Application No.:** **BZA16-001**  
**Location:** **51 EAST FOURTH AVENUE (43201)**, located on the south side of East Fourth Avenue, approximately 48 feet east of Mt. Pleasant Avenue.  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.21, Building lines.  
To reduce the building setback from 25 feet to 19 feet.  
3312.49, Minimum number of parking spaces.  
To reduce the minimum number of required parking spaces from 2 to 0.  
**Proposal:** The applicant proposes to construct a 1,334 square foot single-family dwelling.  
**Applicant(s):** Michael Mahaney  
1499 Perry Street  
Columbus, Ohio 43201  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
17. **Application No.:** **BZA16-007**  
**Location:** **525 SOUTH FOURTH STREET (43206)**, located at the northwest corner of South Fourth Street and Berger Alley  
**Area Comm./Civic:** German Village Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Special Permit and Variance(s) to Section(s):  
3389.15, Expansion or relocation of nonconforming uses.  
To expand an existing eating and drinking establishment.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the number of additional parking spaces from 10 to 0.  
3312.25, Maneuvering  
To allow stacked parking for 4 parking spaces.  
3312.39, Striping and marking.  
To eliminate striping and marking of existing parking spaces.  
**Proposal:** The applicant proposes to convert a gravel parking area to a 1,380 square foot outdoor patio.  
**Applicant(s):** Rockmill Brewery, LLC c/o Matthew Barbee  
5705 Lithopolis Road NW  
Lancaster, Ohio 43130  
**Attorney/Agent:** Jeffrey L. Brown, Atty.  
37 West Broad Street, Ste. 460  
Columbus, Ohio 43215  
**Property Owner(s):** Rosemarie B. Buth  
525 South Fourth Street  
Columbus, Ohio 43206  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

18. **Application No.:** BZA16-041  
**Location:** 5316 & 5319 SPRINGDALE BOULEVARD (43026), located at the northeast and southeast corners of Springdale Boulevard and Hilliard-Rome Road.  
**Area Comm./Civic:** Cross Creek Village Civic Association  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variance(s) to Section(s):  
3332.21, Building lines.  
To reduce the building setback for the north and south brick entry features.  
3321.05, Vision clearance.  
To allow an obstruction (entry features) in the vision clearance triangle.  
**Proposal:** To replace existing non-conforming brick entry features.  
**Applicant(s):** Cross Creek Village Civic Association, c/o Debbi Hampton, President  
PO Box 1533  
Hilliard, Ohio 43026  
**Attorney/Agent:** Crabbe, Brown & James, LLP, c/o Daniel J. Hurley  
500 South Front Street, Ste. 1200  
Columbus, Ohio 43215  
**Property Owner(s):** Evan & Jenny Will and Jonathan Hsu  
5316 & 5319 Springdale Boulevard  
Hilliard, Ohio 43026  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov