

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
MAY 24, 2016**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, MAY 24, 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.:**     **BZA16-030**  
       **Location:**         **170 NORTH CHAMPION AVENUE (43230)**, located two sites along  
                                  Champion Avenue between the first alley north of East Long Street and  
                                  Hawthorne Avenue and one site at the northwest corner of Hawthorne  
                                  Avenue and Winner Avenue.  
       **Area Comm./Civic:**   Near East Area Commission  
       **Existing Zoning:**   ARLD, Apartment Residential District  
       **Request:**            Variances(s) to Section(s):  
                                  3312.49, Minimum numbers of parking spaces required.  
                                  To reduce the required number of parking spaces from 18 to 0 in  
                                  the southwest block and to reduce the required parking from 110 to  
                                  98 in the north block.  
                                  3333.11, ARLD area district requirements.  
                                  To reduce the minimum lot area from 20,000 square feet to 19,428  
                                  square feet; to provide less than 2,500 square feet per unit as  
                                  required for a total of 22,500 square feet for 9 units in the southwest  
                                  block.  
                                  3332.285, Perimeter yard.  
                                  To reduce the perimeter yard from 22 feet to 7 feet abutting Author  
                                  Place in the southwest block; to reduce the perimeter yard from 25  
                                  feet to 6 feet along Author Place and Phillips Street in the southeast  
                                  block; and to reduce the perimeter yard along the future creation of  
                                  Winner Avenue from 22 feet to 2 feet along the new property line in  
                                  the north block.  
                                  3333.18, Building lines.  
                                  To reduce the required building setback from 25 feet to 18 feet  
                                  along the east side of Signature Street, between Phale D. Hale  
                                  Drive and Hawthorne Avenue in the north block.  
                                  3312.21, Landscaping and screening.  
                                  To not provide parking lot screening between the boundary lines  
                                  within 80 feet of the perimeter of the parking lot in the north block.  
       **Proposal:**            To construct apartment units as a part of an overall housing project being  
                                  built in phases.

**Applicant(s):** McCormack Baron Salaze; c/o Julie DeGraaf  
720 Olive Street, Suite 2500  
St. Louis, Missouri 63101  
**Attorney/Agent:** E.M.H. & T.; c/o Sean Steele  
5500 New Albany Road  
Columbus, Ohio 43054  
**Property Owner(s):** Columbus Metropolitan Housing Authority  
880 East 11th Avenue  
Columbus, Ohio 43211  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

2. **Application No.:** **BZA16-031**  
**Location:** **933 HUNTER AVENUE (43201)**, located on the west side of Hunter Avenue, approximately 150 feet north of West First Avenue.  
**Area Comm./Civic:** Victorian Village Commission  
**Existing Zoning:** ARLD, Apartment Residential Low Density District  
**Request:** Variance(s) to Section(s):  
3332.18, Basis of computing area.  
    To increase lot coverage from 50% to 52.3%.  
3332.21, Building lines.  
    To reduce the building setback from 10 feet to 4 feet.  
3332.27, Rear yard.  
    To reduce the rear yard from 25% to 16.4%.  
3333.055, Exception for single- or two-family dwelling.  
    To reduce the minimum lot area from 6,000 square feet to 1,627 square feet.  
3321.05, Vision clearance.  
    To allow a dwelling to encroach into the 10 foot x 10 foot vision clearance triangle.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** T. Jordan & Megan Terrier  
931 Hunter Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** Eric D. Martineau, Atty  
3006 North High Street, Ste 1A  
Columbus, Ohio 43202  
**Property Owner(s):** Applicants  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

3. **Application No.:** BZA16-032  
**Location:** 635 SCHERERS COURT (43085), located on the south side of Scherers Court, approximately 159 feet west of Alta View Boulevard.  
**Area Comm./Civic:** None  
**Existing Zoning:** M-2, Manufacturing District  
**Request:** Variances(s) to Section(s):  
3367.15, M-2 manufacturing district special provisions.  
To reduce the required building setback from 50 feet to 44 feet at the northeast corner of a new building and to allow the construction of a 10 foot tall fence along the street frontage at a setback of approximately 15 feet at the nearest point.  
**Proposal:** To construct a data center facility.  
**Applicant(s):** Mark Forsberg, AIA  
1220 Marshall Street, N.E.  
Minneapolis, Minnesota 55413  
**Attorney/Agent:** None  
**Property Owner(s):** Scherers Development, L.L.C.  
2300 15th Street, Suite 300  
Denver, Colorado 80202  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
4. **Application No.:** BZA16-033  
**Location:** 3850-3860 SCIOTO & DARBY CREEK ROAD (43026), located located on the north side of Scioto & Darby Creek Road, approximately 274 ft. west of Scioto & Darby Creek Executive Court.  
**Area Comm./Civic:** None  
**Existing Zoning:** M-2, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3367.15, M-2 manufacturing district special provisions.  
To reduce the required building and parking setback from 50 feet to 0 feet.  
**Proposal:** To construct two recreational vehicle storage buildings.  
**Applicant(s):** Rickard Alan Sicker; c/o RAS Civil Engineering, L.L.C.  
4254 Tuller Road  
Dublin, Ohio 43017  
**Attorney/Agent:** None  
**Property Owner(s):** Dennis & Cathleen Hecker  
1708 Guilford Road  
Columbus, Ohio 43221  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

5. **Application No.:** **BZA16-034**  
**Location:** **567 LATHROP STREET (43206)**, located at the northwest corner of Briggs Street & Lathrop Street.  
**Area Comm./Civic:** German Village Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variances(s) to Section(s):  
3332.21, Building lines.  
To reduce the required building setback from 10 feet to 1 foot along Lathrop Street.  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard requirement from 3 feet to 2.25 feet.
- Proposal:** To construct a single-family dwelling.  
**Applicant(s):** Hal Lieberman, President, Fairfax Homes, Inc.  
345 Forest Street  
Columbus, Ohio 43206
- Attorney/Agent:** Same as applicant.  
**Property Owner(s):** M. & R. Property Rentals, L.L.C.  
2775 Sherwood Avenue  
Bexley, Ohio 43209
- Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
6. **Application No.:** **BZA16-035**  
**Location:** **849 SUMMIT STREET (43201)**, located on the west side of Summit Street, approximately 195 feet south of East 1st Avenue.  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variances(s) to Section(s):  
3332.05, Area district lot width requirements.  
South Lot: To reduce the minimum lot width from 50 feet to 18 feet, 9 inches. North Lot: To reduce the minimum lot width from 50 feet to 18 feet, 10 inches.  
3332.15, R-4 area district requirements.  
South Lot: To reduce the minimum lot area from 5,000 square feet to 3,236 square feet. North Lot: To reduce the minimum lot area requirement from 5,000 square feet to 3,497 square feet.  
3332.26, Minimum side yard permitted.  
South Lot: To reduce the minimum side yard for the primary building from 3 feet to 1 foot, 10 inches and for the garage from 3 feet to 0 feet. North Lot: To reduce the minimum side yard for the primary building from 3 feet to 9-1/4 inches and for the garage from 3 feet to 0 feet.  
3332.25, Maximum side yards required.  
North Lot: To reduce the maximum side yard required from 20% of the lot width (5.3 feet) to 14.17% of the lot width (3 ft. 9-1/8 in.).  
3312.49, Minimum numbers of parking spaces required.  
North Lot: To reduce the required number of parking spaces from 2 to 1 (1 space provided).

**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** Lonnie Freeman  
5000 Arlington Centre Boulevard, Suite 2212  
Columbus, Ohio 43220  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** Blue Chip Development Group  
5000 Arlington Centre Boulevard, Suite 2212  
Columbus, Ohio 43220  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

7. **Application No.:** **BZA16-036**  
**Location:** **965 NORTH HIGH STREET (43201)**, located at the northwest corner of North High Street and West Second Avenue  
**Area Comm./Civic:** Victorian Village Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.11, Drive-up stacking area.  
To reduce the number of required stacking spaces from 8 to 7 and to not provide a by-pass lane.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of required parking spaces from 312 to 205; 101 parking spaces will be dedicated to residential, 104 parking spaces will be public parking for the commercial uses.  
3321.03(A,1), Lighting.  
To increase the allowable height for light fixtures from 28 feet to 50 feet 8 inches.  
3309.14, Height districts.  
To increase the height of a building from 35 feet to 106 feet.  
3356.11, C-4 district setback lines.  
To reduce the building setback from 60 feet to 0 feet.  
3312.51, Loading space.  
To not provide a loading space.
- Proposal:** To construct a mixed-use building with residential, retail and restaurant and an attached parking garage.  
**Applicant(s):** White Castle System, Inc.  
PO Box 1498  
Columbus, Ohio 43216  
**Attorney/Agent:** Connie J. Klema, Atty.  
PO Box 991  
Pataskala, Ohio 43062  
**Property Owner(s):** Applicants  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

8. **Application No.:** **BZA16-037**  
**Location:** **186 EAST SECOND AVENUE (43201)**, located on the north side of East Second Avenue, approximately 200 feet east of Summit Street.  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.05(A,4), Area district lot width requirements.  
To reduce the required lot width from 50 feet to 40 feet.  
3332.15, R-4 area district requirements.  
To reduce the required lot area from 5,000 square feet to 3,274 square feet for the lot fronting East Second Avenue and to 3,680 square feet for the lot fronting Punta Alley.  
3332.19, Fronting.  
To allow a dwelling or principal building to front upon an alley rather than a public street.  
3312.25, Maneuvering.  
To allow maneuvering over property lines.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the number of required spaces from 2 to 0 for the lot fronting East Second Avenue and from 2 to 1 for the lot fronting Punta Alley.  
**Proposal:** A lot split and the construction of 2 single-family dwellings.  
**Applicant(s):** Kim & Michael Maurer  
38 West Duncan Street  
Columbus, Ohio 43202  
**Attorney/Agent:** Connie J. Klema, Atty.  
PO Box 991  
Pataskala, Ohio 43062  
**Property Owner(s):** Applicants  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
9. **Application No.:** **BZA16-038 **\*\*POSTPONED\*\*****  
**Location:** **530 WEST 2ND AVENUE (43201)**, located at the northeast corner of Perry Street & West 2nd Avenue  
**Area Comm./Civic:** Harrison West Society  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variances(s) to Section(s):  
3332.05, Area district lot width requirements.  
To reduce the lot width at the front (West 2nd Avenue) building line from 50 feet to the existing 30 foot lot width.  
3332.14, R-2F area district requirements.  
To reduce the lot area for a two-family dwelling from 6,000 square feet to the existing 2,256 square feet of lot area.  
3332.18, Basis of computing area.  
To increase the permitted lot coverage from 50% to 59%.  
3332.21, Building lines.  
To reduce the required West 2nd Avenue building setback line from 12 feet to 10 feet.  
3332.27, Rear yard.  
To reduce the required rear yard from 25% to 10%.

3312.27, Parking setback line.  
To reduce the required Perry Street parking setback line from 10 feet to 5 feet.

3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of parking spaces from 4 to 2. (2 spaces are provided.)

3321.05, Vision clearance.  
To reduce the required vision clearance at street intersections from a 30 foot clear vision triangle to a 15 foot clear vision triangle.

**Proposal:** To construct a 2-family dwelling.  
**Applicant(s):** Blue Chip Development Group, L.L.C.; 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):** Same as applicant.  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

- 10. Application No.:** **BZA16-039**  
**Location:** **711 NORTH HIGH STREET (43215)**, located on the west side of North High Street, approximately 100 feet south of Buttles Avenue.
- Area Comm./Civic:** Victorian Village Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3309.14, Height districts.  
To increase the allowable height of a building from 35 feet to 135 feet.
- 3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of required parking spaces from 355 to 88.
- 3356.11, C-4 district setback lines.  
To reduce the building setback from 60 feet to 0 feet.
- Proposal:** To construct a mixed use building with offices and restaurants and an attached parking garage.  
**Applicant(s):** The Wood Companies  
939 North High Street, Ste. 206  
Columbus, Ohio 43201
- Attorney/Agent:** Crabbe, Brown & James, LLP, c/o Michael T. Shannon, Atty  
500 South Front Street, Ste. 1200  
Columbus, Ohio 43215
- Property Owner(s):** City of Columbus  
90 West Broad Street, Room 425  
Columbus, Ohio 43215
- Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

11. **Application No.:** **BZA16-040**  
**Location:** **958 NORTH HIGH STREET (43201)**, located on the east side of North High Street, approximately 270 feet south of East Second 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 minimum number of required parking spaces from 23 to 3.  
**Proposal:** A change of use from retail to an eating and drinking establishment.  
**Applicant(s):** Tannins of Columbus, LLC  
5682 East Fall Creek Parkway N. Dr.  
Indianapolis, Indiana 46226  
**Attorney/Agent:** Bass Studio Architects, c/o Tim Bass, Architect  
36 King Avenue  
Columbus, Ohio 43021  
**Property Owner(s):** BBR Holdings, LLC  
777 Goodale Boulevard, Ste 400  
Columbus, Ohio 43201  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@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 21 feet, to increase the Williams Road building setback from 25 feet to 54 feet; to reduce the South High Street and Williams Road parking setback from 25 feet to 2.6 feet and 2.3 feet, respectively.  
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 21%.  
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



13. **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
14. **Application No.:** BZA16-046 **\*\*WITHDRAWN\*\***  
**Location:** 208-210 WILSON AVENUE (43205), located at the northeast corner of Franklin Avenue and Wilson Avenue.  
**Area Comm./Civic:** Near East Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.18, Basis of computing area.  
To increase the allowable lot coverage from 50% of the lot area to 58.87% of the lot area.  
**Proposal:** To construct a 1,093.21 square foot, detached, 6-car garage in association with a 3-family dwelling.  
**Applicant(s):** Same as owner.  
**Attorney/Agent:** None  
**Property Owner(s):** EyE Homes, Inc.; c/o Luis Esteban Saldarriaga  
1491 Polaris Parkway, Suite 216  
Columbus, Ohio 43240  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

15. **Application No.:** **BZA15-050**  
**Location:** **2533-2553 CLEVELAND AVENUE (43211)**, located on the west side of Cleveland Avenue, approximately 185 feet south of Minnesota Avenue.  
**Area Comm./Civic:** North Linden 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 additional number of required parking spaces from 11 to 0.  
**Proposal:** To convert a second floor storage area into administrative offices and restrooms for a mosque.  
**Applicant(s):** D.D.P. & Associates Architects/Planners; c/o Danny Popp  
855 East Cooke Road  
Columbus, Ohio 43224  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** As-Sahab-Fareed  
2533-2553 Cleveland Avenue  
Columbus, Ohio 43211  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
16. **Application No.:** **BZA16-044**  
**Location:** **3041 INDIANOLA AVENUE (43202)**, located on the north side of Indianola Avenue, approximately 420 feet north of Weber Road.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances(s) to Section(s):  
3356.05, C-4 district development limitations.  
To reduce the required separation from an animal shelter from 100 feet to approximately 15 feet from a residential district.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of additional parking spaces from 12 to 0 (0 parking spaces are provided.) Also, to reduce the required number of bicycle parking spaces from 2 to 0. (0 bicycle parking spaces provided).  
**Proposal:** To convert 1,584 square feet of retail floorspace into an animal shelter and restaurant use (Cat Café).  
**Applicant(s):** Christine A. Kuras  
5120 Sandpiper Court  
Grove City, Ohio 43123  
**Attorney/Agent:** Jereld A. Kuras  
5120 Sandpiper Court  
Grove City, Ohio 43123  
**Property Owner(s):** Michael Tomko  
P.O. Box 141213  
Columbus, Ohio 43214  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov