

RESULTS AGENDA

**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 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 (43203), 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

APPROVED

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

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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

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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

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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

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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

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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.
3312.53(B,2), 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

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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.
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

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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

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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 43212
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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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

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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

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14. **Application No.:** BZA16-046 ****POSTPONED****
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

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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

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