

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 28, 2016**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, June 28, 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.

- 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 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, 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

2. **Application No.:** **BZA16-042**
Location: **588 EAST KOSSUTH (43206)**, located at the northeast corner of East Kossuth Street and Wager Street
Area Comm./Civic: Columbus South Side Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the required rear yard from 25% to 4.97%.
Proposal: To construct a two-story addition with a ground floor garage and second story bedrooms.
Applicant(s): Nationwide Childrens Hospital's Healthy Homes Program, c/o Tuhru Derden
936 Parsons Avenue
Columbus, Ohio 43206
Attorney/Agent: Hamilton Joel Teafor, Atty
946 Parsons Avenue
Columbus, Ohio 43205
Property Owner(s): HNHF Realty Colaborative
946 Parsons Avenue
Columbus, Ohio 43205
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
3. **Application No.:** **BZA16-043**
Location: **11 NORTH WESTMOOR AVENUE (43204)**, located on the west side of North Westmoor Avenue, 75.25 feet north of West Broad Street.
Area Comm./Civic: Hilltop 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 required number of additional parking spaces from 8 to 0. (0 parking spaces are provided.)
Proposal: To convert approximately 1,075 square feet of retail space into a restaurant.
Applicant(s): Daryl Hennessy
2965 Palmetto Street
Columbus, Ohio 43204
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

4. **Application No.:** BZA16-047
Location: 824 WEST FIFTH AVENUE (43212), located on the north side of West Fifth Avenue, approximately 400 feet west of Olentangy River Road
Area Comm./Civic: 5th by Northwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3363.24, Building lines in an M-manufacturing district.
To reduce the building line from 60 feet to 30 feet.
Proposal: To construct a 3 story storage unit.
Applicant(s): Stor All West 5th Avenue SPE, LLC, c/o Aaron Eldridge
253 Womstead Drive
Grayson, Kentucky 41143
Attorney/Agent: Jeffrey M. Lewis, Atty
500 South Fourth Street
Columbus, Ohio 43206
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

5. **Application No.:** BZA16-048
Location: 540 TETERIDGE ROAD (43214), located at the northwest corner of Teteridge Road and Olentangy River Road
Area Comm./Civic: None
Existing Zoning: RR, Rural Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the required rear yard from 25% to 19.4%.
3332.38, Private garage.
To increase the area devoted to private garage from 720 square feet to 830 square feet.
Proposal: To construct a 176 square foot one-story addition, a 787 square foot covered patio and a 496 square foot detached garage.
Applicant(s): Edward G. Gaughan
540 Teteridge Road
Columbus, Ohio 43201
Attorney/Agent: Gary J. Alexander, Architect
1265 Neil Avenue
Columbus, Ohio 43201
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

6. **Application No.:** BZA16-049
Location: 100 THURMAN AVENUE (43206), located on the north side of Thurman Avenue, approximately 210 feet west of South 4th Street.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F District
Request: Variances(s) to Section(s):
3332.38, Private garage.
To increase the allowable height of a detached garage from 15 feet to 22 feet.
3332.35, Accessory building.
To permit the establishment of habitable space above a detached garage that is not ordinarily appurtenant thereto.
Proposal: To construct a second story habitable space for recreation above a detached garage.
Applicant(s): Brian P. Collins
62 Hoffman Avenue
Columbus, Ohio 43205
Attorney/Agent: Same as applicant.
Property Owner(s): Pamela J. & Paul F. Albrecht
100 Thurman Avenue
Columbus, Ohio 43206
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

7. **Application No.:** BZA16-050
Location: 3592 NORTH HIGH STREET (43214), located at the northeast corner of North High Street and East Torrence Road.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback line from 10 feet to 3.5 feet along North High Street and to 4 feet along East Torrence Road.
3356.11, C-4 district setback lines.
To reduce the building setback line from 60 feet to 26.5 feet.
Proposal: To raze and rebuild a restaurant.
Applicant(s): Wendy's
One Dave Thomas Boulevard
Dublin, Ohio 43017
Attorney/Agent: David L. Hodge, Atty.
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Berlin Rhoma V D M SU, Trustee
3636 North High Street
Columbus, Ohio 43214
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

8. **Application No.:** BZA16-053
Location: 2550 SOUTH HAMILTON ROAD (43232), located on the east side of South Hamilton Road, approximately 330 feet south of Kingsland Avenue.
Area Comm./Civic: Greater Southeast Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3356.11, C-4 district setback lines.
To reduce the building setback line from 110 feet to 58 feet.
3312.09, Aisle.
To reduce the aisle width for 45 degree parking from 13 feet to 11.8 feet.
- Proposal:** To construct a new fast serve restaurant.
Applicant(s): ECP Acquisitions, LLC, c/o David Sheidlower
1220 Dublin Road
Columbus, Ohio 43215
- Attorney/Agent:** None
Property Owner(s): Eastland Centre LP, c/o Stephen L. Harper, Atty.
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215
- Case Planner:** Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
9. **Application No.:** BZA16-055
Location: 1055 WEST THIRD AVENUE (43212), located at the southeast corner of West Third Avenue and Holly Street.
Area Comm./Civic: 5th by Northwest 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 parking spaces from 21 to 0.
- Proposal:** A change of use from retail to restaurant.
Applicant(s): Six-3 Collective
1055 West Third Avenue
Columbus, Ohio 43212
- Attorney/Agent:** Tim Bass, Architect
36 King Avenue
Columbus, Ohio 43201
- Property Owner(s):** Mainstay, LLC, c/o William D. Diblasi
2007 Arlington Avenue
Columbus, Ohio 43220
- Case Planner:** Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

10. **Application No.:** **BZA16-056**
Location: **4784 NORTH HIGH STREET (43214)**, located at the northeast corner of North High Street and East Beechwood Avenue
Area Comm./Civic: Clintonville 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 required parking spaces from 9 to 0.
Proposal: To add 1,590 square feet of new patio space.
Applicant(s): Saha Properties, LLC, c/o Anand Saha
4175 Olentangy Boulevard
Columbus, Ohio 43214
Attorney/Agent: Tim Bass, Architect
36 King Avenue
Columbus, Ohio 43201
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
11. **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.
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

12. **Application No.:** **BZA16-038**
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 a street intersections for a 30 foot clear vision triangle to a 15 foot clear vision triangle and to allow a 3 foot high stoop that exceeds the 2-1/2 foot height limit for access to the Perry Street dwelling unit.
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

13. **Application No.:** **BZA15-055**
Location: **200 EAST 4TH AVENUE (43201)**, located on the north side of East 4th Avenue, 65.56 feet west of North 4th Street.
Area Comm./Civic: Italian Village Commission
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the additional number of required parking spaces from 36 to 0. (7 spaces will be provided.)
3372.604, Setback requirements.
To reduce the required parking setback from 5 feet to 3 feet 2 inches along East 4th Avenue and North 4th Street and; to reduce the parking setback to 0 feet along Greenwood Avenue.
3372.609, Parking and circulation.
To allow parking, stacking and circulation aisles between a principal building and the street right-of-way line.
3321.01, Dumpster area.
To provide a dumpster location without proper loading and maneuvering space.
Proposal: To convert a storage building into a restaurant & bar.
Applicant(s): Andrew Losinski
1150 Millcreek Street
Columbus, Ohio 43220
Attorney/Agent: Underhill, Yaross & Hodge LLC; c/o David Hodge
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Heidi Koestner
3175 Tremont Road
Columbus, Ohio 43221
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
14. **Application No.:** **BZA16-063**
Location: **1104 DUBLIN ROAD (43215)**, located at the northeast corner of Richwood Avenue and Dublin Road.
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3363.24, Building lines in an M-manufacturing district.
To reduce the building setback along Dublin Road from 50 feet to 40 feet.
Proposal: To raze and rebuild a restaurant.
Applicant(s): Wendy's
One Dave Thomas Boulevard
Dublin, Ohio 43017
Attorney/Agent: Aaron Underhill, Atty.
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Thomas 22 Limited
5131 Post Road
Dublin, Ohio 43017
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

15. **Application No.:** BZA16-084
Location: 165 EAST 15TH AVENUE (43201), located at the southeast corner of Indianola Avenue and East 15th Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: AR-4, Apartment Residential District
Request: Variance(s) to Section(s):
3372.566, Building separation and size.
To increase the calculated floor area from 10,200 square feet to 24,565 square feet.
Proposal: To raze and rebuild a fraternity house.
Applicant(s): Rex Hagerling
300 Spruce Street, Suite 300
Columbus, Ohio 43215
Attorney/Agent: None.
Property Owner(s): Beta Theta Pi Building Association
2603 Chartwell Road
Columbus, Ohio 43220
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov