

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

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JULY 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 or by calling the Department of Building and Zoning Services, Public Hearings section at 645-4522.

APPEALS:

See Appeals Agenda.

POLICY ITEM:

Proposed City Code change to amend Section 3307.09 of the Columbus City Code, Title 33, in order to clarify the appropriate standard for the granting of an area variance.

BACKGROUND: This ordinance amends the provisions regarding variances in Chapter 3307 of the Columbus Zoning Code, Title 33, in order to bring the Code's provisions into alignment with the Ohio Supreme Court's stated standards for the granting of a variance. This change will not affect or alter the requirements for the granting of a special permit.

This change is being sought to eliminate confusion to the public over the legal standard required for granting a variance and to provide the appropriate direction to the Board of Zoning Adjustment as to when the granting of an area variance is appropriate.

REGULAR AGENDA:

- Application No.:** BZA16-060
Location: 1745 MORSE ROAD (43229), located at the southwest corner of Tamarack Boulevard and New Northland Crossing Drive
Area Comm./Civic: Northland Community Council
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To increase the allowable number of parking spaces from 543 to 662 for a grocery store. (543 spaces will be provided.)
Proposal: To increase the allowable number of parking spaces by 119 for a grocery store.
Applicant(s): The Kroger Company
4111 Executive Parkway

Attorney/Agent: Westerville, Ohio 43081
Bird + Bull Engineering; c/o Heidi Rose
2875 West Dublin-Granville Road
Columbus, Ohio 43235
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

2. **Application No.:** **BZA16-066**
Location: **653 GARDEN ROAD (43214)**, located on the south side of Garden Road, approximately 470 feet west of Indianola Avenue.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage.
To increase the height of a garage from 15 feet to 18 feet.
Proposal: To raze and rebuild a garage.
Applicant(s): Jeremy and Michelle Alder
653 Garden Road
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Applicants
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
3. **Application No.:** **BZA16-067**
Location: **456 ELSMERE STREET (43206)**, located on the north side of Elsmere Street, approximately 62 feet east of Beech Street.
Area Comm./Civic: South Side Area Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3332.18, Basis of computing area.
To increase the allowable buildable area of the lot from 50% (728 square feet) of the lot area to 66.9% (974 square feet) of the lot area.
3332.27, Rear yard.
To reduce the required rear yard area from 25% (364 square feet) to 7.5% (109.2 square feet); a reduction of 17.5% or 254.8 square feet.
Proposal: To construct a two-story, 902 square foot addition onto a single-family dwelling for a garage and master bedroom.
Applicant(s): Seth & Kristy White
456 Elsmere Street
Columbus, Ohio 43206
Attorney/Agent: None
Property Owner(s): Same as applicants.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

4. **Application No.:** **BZA16-068**
Location: **20 EAST ARCADIA AVENUE (43202)**, located on the north side of East Arcadia Avenue, approximately 170 feet east of North High Street
Area Comm./Civic: University 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 along East Arcadia from 25 feet to 7 inches.
Proposal: To construct a covered patio.
Applicant(s): Galal Radwan
20 East Arcadia Avenue
Columbus, Ohio 43202

Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
5. **Application No.:** **BZA16-069**
Location: **883 BRUCK STREET (43206)**, located on the west side of Bruck Street, approximately 230 feet south of East Kossuth Street
Area Comm./Civic: Columbus South Side Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.38(F,G), Private garage.
To increase the lot area devoted to private garage from 720 square feet to 814 square feet and to increase the allowable height from 15 feet to 23 feet 6 inches.
Proposal: To raze and rebuild a garage.
Applicant(s): Alexander Albury
883 Bruck Street
Columbus, Ohio 43206

Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

6. **Application No.:** **BZA16-070**
Location: **4436 MOBILE DRIVE (43220)**, located on the east side of Mobile Drive, at the terminus of Folkestone Road.
Area Comm./Civic: None
Existing Zoning: AR-1, Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 314 to 278 (36 spaces). (278 spaces exist.)
Proposal: To adjust the required number of parking spaces for an apartment complex for refinancing purposes.
Applicant(s): Harvard Square, L.L.C.; c/o April Zimmerman
448 West Nationwide Boulevard; Loft 112
Columbus, Ohio 43215
Attorney/Agent: Dinsmore & Shohl, L.L.P.; c/o Ryan Aiello
191 West Nationwide Boulevard, Suite 300
Columbus, Ohio 43215
Property Owner(s): Same as applicants.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
7. **Application No.:** **BZA16-071**
Location: **669 BRIGGS STREET (43206)**, located on the west side of Briggs Street, approximately 140 feet north of East Sycamore Street.
Area Comm./Civic: South Side Area Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3321.21, Building lines.
To reduce the building setback line from 10 feet to 9 feet.
3332.25, Maximum side yards required.
To reduce the sum of the widths of each side yard from 16 feet to 5 feet.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 1 foot, 4 inches.
3391.05, Limits to modifications of non-conforming structures.
To increase the maximum expansion of a non-conforming structure from 1,229 square feet to 4,291 square feet.
Proposal: To construct a 4,291 square foot addition onto 1,229 square feet of existing dwelling floor space for a single-family dwelling.
Applicant(s): Thomas Gross; 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 43212
Property Owner(s): Thomas Gross and PG Adventures, L.L.C.; c/o Thomas Gross
2700 Crafton Park
Columbus, Ohio 43221
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

8. **Application No.:** BZA16-072
Location: 911 CITY PARK AVENUE (43206), located on the west side of City Park Avenue, approximately 94 feet south of East Whittier Street
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.36, Minimum side yard required.
To reduce the minimum side yard required from 3 feet to 1 foot.
Proposal: To construct a 266 square foot, detached garage.
Applicant(s): Juliet Bullock Architects; c/o Julie Bullock
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: None
Property Owner(s): Michael Horning/Brian Rambo
911 City Park Avenue
Columbus, Ohio 43206
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
9. **Application No.:** BZA16-074
Location: 228 PRESTON ROAD (43209), located on the east side of Preston Road, approximately 1800 feet south of East Broad Street
Area Comm./Civic: None
Existing Zoning: RRR, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage.
To increase the height of a garage from 15 feet to 26 feet 6 inches.
Proposal: To raze and rebuild a garage.
Applicant(s): Thomas Metzger and Allison Day
228 Preston Road
Columbus, Ohio 43209
Attorney/Agent: Pete Foster, Design Professional
685 Montrose Avenue
Bexley, Ohio 43209
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

10. **Application No.:** BZA16-075
Location: 5738 NORTH HAMILTON ROAD (43054), located at the southwest corner of North Hamilton Road and Wesley Woods Boulevard
Area Comm./Civic: Northland Community Council
Existing Zoning: L-AR-O, Residential. District
Request: Variance(s) to Section(s):
3333.255, Perimeter yard.
To reduce the perimeter yard from 25 feet to 18 feet for a limited portion of the subject site.
Proposal: To provide an access drive for a single-resident independent living unit.
Applicant(s): Wesley Woods at New Albany, LLC
5155 North High Street
Columbus, Ohio 43214
Attorney/Agent: Aaron Underhill, Atty.
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
11. **Application No.:** BZA16-076
Location: 768 JAEGER STREET (43206), located on the east side of Jaeger Street, approximately 33 feet south of Frankfort Street
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.18, Basis of computing area.
To increase the lot coverage from 50% to 53%
3332.28, Side or rear yard obstruction.
To allow a private detached garage to occupy up to 60 percent of the required rear yard (45% maximum).
Proposal: To construct a 600 square foot room addition.
Applicant(s): Jeff and Lucy Caswell
236 North Delta Drive
Columbus, Ohio 43214
Attorney/Agent: Blostein/Overly Architects, c/o Bart Overly
922 West Broad Street
Columbus, Ohio 43222
Property Owner(s): Applicants
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

12. **Application No.:** **BZA16-079**
Location: **3727 GRANDEN ROAD (43214)**, located at the northwest corner of Fallis Road and Granden Road.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the required rear yard from 25% of the total lot area to 17.44% of the total yard area.
Proposal: To construct an addition onto a single-family dwelling.
Applicant(s): Todd Foley
3727 Granden Road
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Helen C. Murphy, Trustee (Phil Canfield)
3727 Granden Road
Columbus, Ohio 43214
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
13. **Application No.:** **BZA16-081**
Location: **163 LIBERTY STREET (43215)**, located at the southeast corner of Short Street and Liberty Street.
Area Comm./Civic: Brewery District Commission
Existing Zoning: M, Manufacturing District
Request: Variances(s) to Section(s):
3312.25, Maneuvering.
To not provide sufficient access and maneuvering area to parking spaces. (20 feet, minimum).
3312.29, Parking space.
To provide one parking space that does not meet the minimum dimensions of 9 feet by 18 feet.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces from 11 to 6. (6 spaces provided).
Proposal: To construct a self-storage facility with an accessory eating and drinking establishment.
Applicant(s): Brexton; c/o Mark Edwards
815 Grandview Avenue; Suite 300
Columbus, Ohio 43215
Attorney/Agent: None
Property Owner(s): T.O.W., Limited
495 South High Street
Columbus, Ohio 43215
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

14. **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 33 to 0. (7 spaces will be provided.)
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
15. **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

16. **Application No.:** BZA16-051
Location: 740 SOUTH PEARL STREET (43206), located at the south east corner of South Pearl Street and East Frankfort Street
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.18, Basis of computing area.
To increase the lot coverage from 50% to 61.98%.
Proposal: To construct a 286 square foot detached garage.
Applicant(s): Julie G. Stanley
740 South Pearl Street
Columbus, Ohio 43206
Attorney/Agent: William Hugus, Architect
750 Mohawk Street
Columbus, Ohio 43206
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
17. **Application No.:** BZA16-052
Location: 555 BUTTLES AVENUE (43215), located at the terminus of Buttles Avenue, approximately 250 feet west of Michigan Avenue.
Area Comm./Civic: Harrison West Society
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback line along the east and south sides of the site from 25 feet to 1 foot.
3312.25, Maneuvering
To reduce the maneuvering area from 20 feet to 15 feet for 3 spaces and 20 feet to 5 feet for 3 spaces as noted on the site plan.
Proposal: To develop the site with self storage facilities.
Applicant(s): Short North Storage, LLC, c/o Donald Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Attorney/Agent: Donald Plank, Atty
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Property Owner(s): OK Investment Company, c/o Donald Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

- 18. Application No.:** **BZA16-086**
Location: **3408 MORSE CROSSING (43219)**, located at the northwest corner of Easton Square Place and Morse Crossing.
Area Comm./Civic: Northeast Area Commission
Existing Zoning: CPD, Commercial and LM, Limited Manufacturing District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces.
To increase the allowable number of parking spaces from 259 to 388. (264 spaces are permitted.)
Proposal: To add 129 parking spaces for an office building.
Applicant(s): VSP Ceres, Inc.
3333 Quality Drive
Rancho Cordova, California 95670
Attorney/Agent: Gregory J. Lestini; Bricker & Eckler, L.L.P.
100 South Third Street
Columbus, Ohio 43215
Property Owner(s): MORSO Holding Company, c/o Theodore Smith
3 Limited Parkway
Columbus, Ohio 43230
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
- 19. Application No.:** **BZA16-087**
Location: **192-194 EAST SECOND AVENUE (43201)**, located on the north side of East Second Avenue, approximately 155 feet west of North Fourth Street.
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 10 feet to 4 feet 5 inches. (4A)
3332.14, R-2F area district requirements.
To reduce the minimum lot area for a two-story, two-family dwelling from 6,000 square feet to 3,420 square feet. (4A)
3332.35, Accessory building.
To allow an accessory building (detached garage) to contain habitable space. 4A
3332.19, Fronting.
To allow a dwelling to not front upon a public street. 4B
3332.15, R-4 area district requirements.
To reduce the minimum lot area from 5,000 square feet to 3,533 square feet. 4B
3332.05, Area district lot width requirements.
To reduce the minimum lot width from 50 feet to 39 feet. 4A, 4B
3312.25, Maneuvering
To allow maneuvering over lot lines for 4 parcels. 3A, 3B, 4A, 4B
3312.13, Driveway.
To reduce the minimum driveway width from 10 feet to 5 feet for lots 3A, 3B, 4A and 4B.
Proposal: A lot split and construction of a single family dwelling.
Applicant(s): John Angelo Burke, c/o Jiangelo Homes
7034 Africa Road
Galena, Ohio 43021

Attorney/Agent: None
Property Owner(s): Joseph Huber
2875 East Mound Street
Columbus, Ohio 43209
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

20. **Application No.:** **BZA16-093**
Location: **2273 NORTH HIGH STREET (43207)**, located at the northwest corner of North High Street and West Northwood Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.604, Setback requirements.
To increase the maximum building setback from North High Street from 10 feet to 87 feet.
Proposal: To construct a six story multi-use building along the western half of the property from Northwood Avenue to Oakland Park, to construct a three story multi-use building at the northwest corner of North High Street and Northwood Avenue and to retain the six 3-story buildings that front North High Street.
Applicant(s): JSDI Celmark, Ltd., c/o Taft Stettinius & Hollister
65 East State Street, Ste. 1000
Columbus, Ohio 43215
Attorney/Agent: Taft Stettinius & Hollister; James Maniace, Atty.
65 East State Street, Ste. 1000
Columbus, Ohio 43215
Property Owner(s): Eventide, Inc., Johnathan R. Pavey SU-TR, and Cynthia P. Reith, Tr., c/o Brian Close, Esq.
191 West Nationwide Blvd.. #1000
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov