

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
AUGUST 23, 2016**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, AUGUST 23, 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.:** BZA16-093
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

2. **Application No.:** **BZA16-083**
Location: **956 BERKELEY ROAD (43206)**, located on the east side of Berkeley Road, approximately 300 feet north of East Forest Street.
Area Comm./Civic: Livingston Avenue Area Commission
Existing Zoning: R-3, Residential District
Request: Variances(s) to Section(s):
3312.27, Parking setback line.
To reduce the required parking setback from 25 feet to 0 feet.
3312.29, Parking space.
To reduce the required length dimension of a parking space from 18 feet to 17 feet.
Proposal: To allow an existing parking space to remain in front of a single-family dwelling.
Applicant(s): Brenda E. McGaughy
956 Berkeley Road
Columbus, Ohio 43206
Attorney/Agent: None
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
3. **Application No.:** **BZA16-089**
Location: **1160 NORTH HIGH STREET (43201)**, located at the northeast corner of North High Street and East Fourth 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 number of required parking spaces from 168 to 20.
Proposal: To modify two existing buildings by constructing a new steel and glass three-story connector linking them together.
Applicant(s): Stonewall Columbus, Inc.
1160 North High Street
Columbus, Ohio 43201
Attorney/Agent: Scot Dewhirst, Atty.
560 East Town Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4. **Application No.:** BZA16-090
Location: 1533 FRANKLIN PARK SOUTH (43205), located on the south side of Franklin Park South, approximately 230 feet west of Kelton Avenue
Area Comm./Civic: Near East 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 24 feet.
Proposal: To construct a new 24 foot tall, 1,425 square foot garage.
Applicant(s): Leslie G. Ford and Mark S. Delzell
1533 Franklin Park South
Columbus, Ohio 43205
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
5. **Application No.:** BZA16-095
Location: 112 GLENCOE ROAD (43214), located on the north side of Glencoe Road, 150 feet east of Foster Street
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 3 feet, 7 inches.
Proposal: To construct an addition to an existing kitchen for a single-family dwelling.
Applicant(s): Matthew T. & Sarah C. Barlow
112 Glencoe Road
Columbus, Ohio 43214
Attorney/Agent: None.
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

6. **Application No.:** BZA16-097
Location: 3526 BEULAH ROAD (43224), located on the east side of Beulah Road, approximately 300 feet south of Caroline Avenue.
Area Comm./Civic: North Linden Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines.
To reduce the building line from 30 feet to 25 feet.
Proposal: To legitimize a reduced building line.
Applicant(s): David and Janet Lonsway
8126 Greenwich Court
Fort Wayne, Indiana 46835

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

8. **Application No.:** **BZA16-111**
 Location: **238 EAST WHITTIER STREET (43206)**, located on the north side of East Whittier Street, approximately 40 feet east of Purdy Alley

 Area Comm./Civic: German Village Commission
 Existing Zoning: R-2F, Residential District
 Request: Variance(s) to Section(s):
 3312.25, Maneuvering.
 To reduce the maneuvering area from 20 feet to 15 feet for lot B.
 3332.05, Area district lot width requirements.
 To reduce the required lot width from 50 feet to 33 feet for lots A and B.
 3332.14, R-2F area district requirements.
 To reduce the lot size from 6,000 square feet for lot A to 1841.4 square feet and for lot B to 1788.6 square feet.
 3332.18, Basis of computing area.
 To increase the lot coverage from 50 percent for lot B to 71.1 percent.
 3332.19, Fronting.
 To allow lot B to not front a public street.
 3332.25, Maximum side yards required.
 To reduce the maximum side yards from 6.6 feet to .3 feet for lot B.
 3332.26, Minimum side yard permitted.
 To reduce the minimum side yards from 3 feet to 2.5 feet for lot A and to .3 feet for lot B.
 3332.27, Rear yard.
 To reduce the rear yard from 25 percent for lot A to 17.6 percent and for lot B to 16.75 percent.

 Proposal: To split a lot containing two existing dwellings.
 Applicant(s): Joseph Huber
 2875 East Mound Street
 Columbus, Ohio 43215

 Attorney/Agent: None
 Property Owner(s): Austin Logue
 1340 Mulford Avenue
 Columbus, Ohio 43212

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

9. **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
10. **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