

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
SEPTEMBER 27, 2016**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, SEPTEMBER 27, 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.:** BZA16-007
Location: 525 SOUTH FOURTH STREET (43206), located at the northwest corner of South Fourth Street and Berger Alley
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Special Permit and Variance(s) to Section(s):
3389.15, Expansion or relocation of nonconforming uses.
To expand an existing eating and drinking establishment.
3312.49, Minimum numbers of parking spaces required.
To reduce the number of additional parking spaces from 7 to 0.
3312.25, Maneuvering
To allow stacked parking for 5 parking spaces.
3312.39, Striping and marking.
To eliminate striping and marking of existing parking spaces.

Proposal: The applicant proposes to expand a non-conforming use by converting a gravel parking area to a an outdoor patio.

Applicant(s): Rockmill Brewery, LLC c/o Matthew Barbee
5705 Lithopolis Road NW
Lancaster, Ohio 43130

Attorney/Agent: Jeffrey L. Brown, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215

Property Owner(s): Rosemarie B. Buth
525 South Fourth Street
Columbus, Ohio 43206

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

2. **Application No.:** BZA16-096
Location: 2907 NORTH HIGH STREET/2975-3001 SUNSET DRIVE (43202), located generally, along Sunset Drive, west of the intersection of Neil Avenue. (Vicinity of West Kelso Drive and North High Street.)
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: AR-1, Apartment Residential District
Request: Variances(s) to Section(s):
3312.13, Driveway.
To reduce the required width of a driveway from 38 feet to approximately 35.5 feet. To allow 35.5 feet of pavement width to accommodate 9 foot wide parking spaces on both sides of a driveway. To allow varying widths of a driveway to exist on either side of a property line dividing the driveway and to allow parking on one or both sides of the combined driveway width depending on any given location along the property line.
3312.25, Maneuvering.
To not provide sufficient maneuvering space (20 feet) to access parking spaces affected by the property line along Sunset Drive.
3312.29, Parking space.
To reduce the required dimensions of parking spaces affected by the property line from 9 feet by 18 feet to varying dimensions as affected by a property line. Also, to allow access to whole parking spaces divided by a property line through parking spaces (the same parking space) on the other property.
3312.39, Striping and marking.
To not provide striping and marking for parking spaces.
Proposal: To resolve parking issues affected by the establishment of a property line.
Applicant(s): Olentangy Village Associates V, L.L.C./Olentangy Point & Cove Condominium Owners' Association
2907 North High Street/Condo Management of Columbus; P.O. Box 28249
Columbus, Ohio 43202/Columbus, Ohio 43228
Attorney/Agent: Luther Liggett, Jr.; Graff and McGovern, L.P.A./Garrett Humes; Kaman & Cusimano, L.L.C.
604 East Rich Street/470 Olde Worthington Road, Suite 460
Columbus, Ohio 43215/Columbus, Ohio 43082
Property Owner(s): Same as first applicant./Same as second applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

3. **Application No.:** **BZA16-098**
Location: **312-314 WEST 2ND AVENUE (43201)**, located on the north side of West 2nd Avenue, approximately 235 feet west of Neil Avenue.
Area Comm./Civic: Victorian Village
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the required side yard from 3 feet to 1 foot along the east property line.
Proposal: To construct a detached garage.
Applicant(s): Alan Horujko
314 West 2nd Avenue
Columbus, Ohio 43201

Attorney/Agent: None
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
4. **Application No.:** **BZA16-100**
Location: **1855 EAST MAIN STREET (43205)**, located at the southeast corner of McAllister Avenue and East Main Street.
Area Comm./Civic: Near East Area Commission
Existing Zoning: M-2, Manufacturing District
Request: Special Permit & Variance(s) to Section(s):
3389.12, Portable building.
To permit the use of a portable building for an office on a permanent basis.
3312.43, Required surface for parking.
To not provide Portland cement, asphaltic concrete or other hard surface for the parking area, maneuvering area or driveways; to improve surfaces with chip & seal pavement.
Proposal: To establish a soil stabilization company.
Applicant(s): Neil Ryan
1611 College Dr.; P.O. Box 458
Mt. Carmel, Illinois 62863

Attorney/Agent: John Panovsky
1650 Watermark Drive
Columbus, Ohio 43215

Property Owner(s): Main & Nelson, L.L.C.
1855 East Main Street
Columbus, Ohio 43205

Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

5. **Application No.:** BZA16-102
Location: 193 EAST BECK STREET (43206), located at the southwest corner of East Beck Street and Macon Alley.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the maximum side yards from 7.2 feet to 3 feet.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 0 feet on the east side.
3332.27, Rear yard.
To reduce the rear yard from 25% to 10.31% (802.25 square feet to 330.9 square feet).
Proposal: To construct a one-story room addition with a detached garage.
Applicant(s): Susan S. Sutherland
193 East Beck 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
6. **Application No.:** BZA16-103
Location: 4646 JOURNAL STREET (43228), located on the north side of Journal Street, approximately 930 feet east of Walcutt Road
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.43, Required surface for parking.
To allow a gravel parking lot.
Proposal: To allow a gravel lot for tractor-trailer parking.
Applicant(s): RGS Investments, LLC
2026 North Broadway
New Ulm, Minnesota 56073
Attorney/Agent: Sands Decker CPS, LLC c/o Glenn Decker PE
1495 Old Henderson Road
Columbus, Ohio 43220
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

7. **Application No.:** BZA16-104
Location: 817 BONHAM AVENUE (43211), located at the southwest corner of Bonham Avenue and Kingry Street
Area Comm./Civic: South Linden 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 eastern building line from 25 feet to 4 feet 6 inches.
3312.49, Minimum numbers of parking spaces required.
To reduce the number of required parking spaces from 10 to 0.
Proposal: To construct a warehouse to be used as machinery storage.
Applicant(s): Shoemaker Electric Co., c/o Frederick N. Kletrovets
831 Bonham Avenue
Columbus, Ohio 43211
Attorney/Agent: Edward M. Rainaldi, PE
6610 Singletree Drive
Columbus, Ohio 43229
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

8. **Application No.:** BZA16-105
Location: 3120 EAST MAIN STREET (43015), located at the northwest corner of East Main Street and South James Road
Area Comm./Civic: Eastmoor Civic Association
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.704(A), Setback requirements.
To reduce the setback from 25 +/- 2 feet to 0 feet along South James Road and to increase from 25 +/- 2 feet to 29 feet 8 inches along East Main Street.
3372.705(B), Building design standards
To reduce the width of a principal building along a primary building frontage from 60 percent of the lot width to 26 percent along East Main Street and to 49 percent along South James Road.
3372.705(F), Building design standards
To reduce the amount of window glass between 2 feet and 10 feet on a building that fronts a primary frontage from 40% to 24% along East Main Street and from 40% to 28% along South James Road.
Proposal: To raze the existing building and construct a restaurant with a drive-thru.
Applicant(s): Rssum Holdings
2367 Ford Road
Delaware, Ohio 43015
Attorney/Agent: Michael T. Shannon, Atty.
500 South Front Street, Suite 1200
Columbus, Ohio 43215
Property Owner(s): 3120 East Main Street Co., c/o Samuel Schwartz
5700 Bastille Place
Columbus, Ohio 43213
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

POSTPONED

9. **Application No.:** BZA16-106
Location: 1275 OLENTANGY RIVER ROAD (43212), located on the west side of Olentangy River Road, approximately 582 feet south of West 5th Avenue
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 required number of additional parking spaces from 23 to 0. (76 spaces are provided.)
Proposal: To establish restaurant and retail uses within an existing office and medical office building.
Applicant(s): Northstar Realty
150 East Broad Street, 3rd Floor
Columbus, Ohio 43215
Attorney/Agent: Jackson B. Reynolds, III
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): 1275 Olentangy L.L.C.; c/o Sara Evans
700 Childrens Drive
Columbus, Ohio 43215
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
10. **Application No.:** BZA16-107
Location: 832 THURBER DRIVE, WEST (43215), located at the western terminus of Buttles Avenue at Harrison Avenue
Area Comm./Civic: Harrison West Society
Existing Zoning: AR-1, Apartment Residential 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 10 to 0. (138 spaces are provided.)
Proposal: To construct a new, 21 unit apartment building.
Applicant(s): TB Group, L.L.C.; c/o Brett Martin
P.O. Box 1026
Columbus, Ohio 43216
Attorney/Agent: Jeffrey L. Brown; c/o Smith & Hale, L.L.C.
37 West Broad Street; Suite 460
Columbus, Ohio 43215
Property Owner(s): Thurber Square Investments, L.L.C.
P.O. Box 1026
Columbus, Ohio 43216
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

11. **Application No.:** BZA16-108
Location: 141 WEST SECOND AVENUE (43201), located on the south side of West Second Avenue, approximately 60 feet east of Dennison Avenue.
Area Comm./Civic: Victorian Village Commission
Existing Zoning: AR-LD, Apartment Residential District
Request: Variance(s) to Section(s):
3332.14, R-2F district requirements.
To reduce the lot area for a two-story two-family dwelling from 3,000 square feet per unit to 1,898.5 square feet.
3332.25, Maximum side yards required.
To reduce the maximum side yards from 7.5 feet to 6.25 feet.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 3.25 feet on the east and to 3 feet on the west.
Proposal: To change the use from a single-family dwelling to a two-family dwelling.
Applicant(s): Reza Reyazi
4374 Kendale Road
Columbus, Ohio 43220
Attorney/Agent:
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

POSTPONED

12. **Application No.:** BZA16-109
Location: 149 WEST SECOND AVENUE (43201), located at the southeast corner of West Second Avenue and Dennison Avenue.
Area Comm./Civic: Victorian Village Commission
Existing Zoning: AR-LD, Apartment Residential District
Request: Variance(s) to Section(s):
3332.15, R-4 area district requirements
 To reduce the lot area for a four dwelling unit from 1,500 square feet per dwelling unit to 949.3 square feet per dwelling unit.
3332.05, Area district lot width requirements.
 To reduce the lot width from 50 feet to 37.47 feet.
3333.15, Basis of computing area.
 To increase the lot coverage from 50 percent to 58.6 percent.
3333.22, Maximum side yard required.
 To decrease the maximum side yards from 7.5 feet to 7.4 feet.
3333.23, Minimum side yard permitted.
 To reduce the minimum side yards from 5 feet to 3 feet.
3333.19, Building lines on corner lots; exceptions.
 To reduce the building line along Dennison Avenue from 5.6 feet to 4.4 feet.
3333.25, Side or rear yard obstruction.
 To allow a parking pad in the rear yard.
3312.49, Minimum numbers of parking spaces required.
 To reduce the minimum number of required parking spaces from 6 to 4.
3321.05(B,1), Vision clearance.
 To allow a building to encroach into the vision clearance triangle.
Proposal: To construct a 4 unit dwelling.
Applicant(s): Reza Reyazi
4374 Kendale Road
Columbus, Ohio 43220
Attorney/Agent:
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

POSTPONED

13. **Application No.:** BZA16-010
Location: 2725 WEST BROAD STREET (43204), located at the southwest corner of West Broad Street and South Harris Avenue
Area Comm./Civic: Greater Hilltop Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.604, Setback requirements.
To increase the building setback from 10 feet to 142 feet and the parking lot from 5 feet to 120 feet.
3372.607(A), Landscaping and screening.
To not screen the parking lot and to not provide landscaping along the fence line.
3372.607(C), Landscaping and screening.
To allow a dumpster to be located in front of the principal building.
3372.609, Parking and circulation.
To allow parking and circulation to occur between the the principal building and a street right-of-way line.
Proposal: To raze and rebuild a convenience store.
Applicant(s): Dasher Food, Inc.
2725 West Broad Street
Columbus, Ohio 43204
Attorney/Agent: DDP Architects and Associates, c/o Danny Popp
855 East Cooke Road
Columbus, Ohio 43224
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

14. Application No.: BZA16-077
Location: 2181 ALUM CREEK DRIVE/2350 REFUGEE ROAD (43207), located at the northwest corner of Refugee Road and Alum Creek Drive.
Area Comm./Civic: South Side Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variances(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To grant a special permit for 2181 Alum Creek Drive and for 2250 Refugee Road.
3363.41, Storage.
2181 Alum Creek Drive & 2350 Refugee Road: To reduce the 600 foot separation from an apartment residential district to the north to 175 feet at the closest point to the north property line at 2181 Alum Creek Drive and to 200 feet at 2350 Refugee Road; to not provide 6 foot opaque screening along the north and west property lines; and to reduce the setback for outside storage from 20 feet to 0 feet along and adjacent to the common internal property line of parcels 010-237396 and 010-237395. (The west property line of Columbus Auto Shredding, Inc. and the east property line of U-Part-It, L.L.C.)
3392.10, Performance requirements.
2181 Alum Creek Drive & 2350 Refugee Road: To increase the allowable height of piles of materials from 10 feet to 23 feet for vehicles pending shredding and 17 feet for non-ferrous metal recovery and "fluff" (waste product of shredded vehicles).
3312.43, Required surface for parking.
To permit existing unimproved surface areas within the existing area inside of the perimeter screen wall to remain and be used for parking.
Proposal: To modify provisions of existing special permits and variances for two existing junk and scrap yard facilities.
Applicant(s): Columbus Auto Shredding, Inc.
c/o Randall Hall
2181 Alum Creek Drive
Columbus, Ohio 43207
Attorney/Agent: David B. Perry Company, c/o David Perry
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

15. **Application No.:** BZA16-085
Location: 1286 KEY WEST AVENUE (43219), located at the northeast corner of Woodford Avenue and Key West Avenue.
Area Comm./Civic: North Central Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines.
To reduce the required building line from 25 feet to 12.5 feet along Woodford Avenue.
Proposal: To construct a single-family dwelling at a reduced setback.
Applicant(s): Hattie Hudson
2294 Perdue Avenue
Columbus, Ohio 43211
Attorney/Agent: None
Property Owner(s): Lucy A. Jefferson; Estate of Lucy A. Waddy; c/o John Waddy, Jr.
111 Hamilton Park Avenue
Columbus, Ohio 43203
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

16. **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.

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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

17. **Application No.:** BZA16-094
Location: 1041 JOYCE AVENUE (43219), located on the west side of Joyce Avenue, approximately 675 feet north of East 5th Avenue
Area Comm./Civic: North Central Area Commission
Existing Zoning: M, Manufacturing District
Request: Variances(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To allow an existing salvage yard operation to continue.
3363.19, Location requirements.
To reduce the required separation of a more objectionable use from a residential district from 600 feet to approximately 455 feet.
Proposal: A salvage yard.
Applicant(s): John Miller
1041 Joyce Avenue
Columbus, Ohio 43219
Attorney/Agent: Porter Wright; c/o Scott North
41 South High Street
Columbus, Ohio 43215
Property Owner(s): I. H. Schlesinger Sons, Inc.
1041 Joyce Avenue
Columbus, Ohio 43219
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov