AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
OCTOBER 25, 2016

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on TUESDAY, OCTOBER 25, 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 proposed parking spaces.
   Proposal: The applicant proposes to expand a non-conforming use by converting a gravel parking area to 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.: BZA16-112
Location: 2932 BRICE ROAD (43109), located on the east side of Brice Road, approximately 1,000 feet east, bordering the north side of the railroad tracks.
Area Comm./Civic: Far East Area Commission
Existing Zoning: L-M, Limited Manufacturing District
Request: Special Permit & Variances(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
   To allow the storage of materials, post- consumer asphalt shingles and wood waste.
3392.10, Performance requirements.
   To increase the allowable height of piles of materials from 10 feet to 30 feet and to not be required to install a non-transparent fence along a railroad spur.
3392.12, Prohibited location.
   To allow a recycling facility to operate within 600 feet of a residential zoning district; to allow said operation at approximately 54 feet north of a residential zoning district.
Proposal: To operate a shingle recycling facility.
Applicant(s): James Cotugno
4750 Blacklick-Eastern Road, N.W.
Baltimore, Ohio 43105
Attorney/Agent: Julia Cotugno
4750 Blacklick-Eastern Road, N.W.
Baltimore, Ohio 43105
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

3. Application No.: BZA16-113
Location: 1805 MORSE ROAD (43229), located at the southeast corner of Tamarack Boulevard and Northland Crossing.
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 reduce the required number of additional parking spaces from 53 to 0.
Proposal: To construct a storage warehouse as an ancillary use to a home improvement retail store.
Applicant(s): Menard, Inc.; c/o Rodney Wekkin
5101 Menard Drive
Eau Claire, Wisconsin 54703
Attorney/Agent: None
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
4. Application No.: BZA16-116
   Location: 4597 OLENTANGY BOULEVARD (43214), located at the southwest corner of Olentangy Boulevard and West Weisheimer Road.
   Area Comm./Civic: Clintonville Area Commission
   Existing Zoning: R-3, Residential District
   Request: Variance(s) to Section(s):
   3332.38(F), Private garage.
   To increase the lot area devoted to a private garage from 720 square feet to 726 square feet.
   3332.38(G), Private garage.
   To increase the height of a garage from 15 feet to 22 feet.
   3332.26, Minimum side yard permitted.
   To reduce the side yards from 3 feet to 1 foot.
   Proposal: To construct an additional garage bay to an existing garage.
   Applicant(s): Heather Kreim
   4597 Olentangy Boulevard
   Columbus, Ohio 43214
   Attorney/Agent: Just Garages, c/o Shawn McNeil
   370 Charleston Avenue
   Columbus, Ohio 43214
   Property Owner(s): Applicant
   E-mail: JFFreise@Columbus.gov

5. Application No.: BZA16-117
   Location: 3190 EAST MAIN STREET (43213), located on the north side of East Main Street, between South Ashburton Road and Everett Avenue.
   Area Comm./Civic: None
   Existing Zoning: C-4, Commercial District
   Request: Variances(s) to Section(s):
   3372.704, Setback requirements.
   To increase the allowable building setback from a maximum allowable of 25 feet along a street that is not the primary street to 106 feet.
   3372.705, Building design standards.
   To decrease the required building width from 60% of the lot width to 44% of the lot width.
   3372.709, Parking and circulation.
   To allow parking and circulation aisles between the principal building and the street right-of-way line facing South Ashburton Road.
   Proposal: To construct a discount retail store.
   Applicant(s): Core Resources, Inc.
   7795 Five Mile Road
   Cincinnati, Ohio 45230
   Attorney/Agent: Jeffrey L. Brown
   37 West Broad Street, Suite 460
   Columbus, Ohio 43215
   Property Owner(s): Fu Ih Chu
   459 Forestwood Drive
   Columbus, Ohio 43230
   Case Planner: David J. Reiss, 645-7973
   E-mail: DJReiss@Columbus.gov
6. Application No.: BZA16-118
Location: 6279 PRAIRIEFIRE AVENUE (43230), located on the south side of Prairiefire Avenue approximately 60 feet east of Lavender Ridge Drive
Area Comm./Civic: Northland Community Council
Existing Zoning: PUD-8, Planned Unit Development District
Request: Variance(s) to Section(s):
3361.04, Performance criteria.
Proposal: To increase the percentage of garage door openings from 46% (13.8 feet) to 55% (16 feet 4 inches).
Applicant(s): Village Communities
470 Olde Worthington Road, Ste. 100
Westerville, Ohio 43082
Attorney/Agent: Jeffrey L. Brown, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215
Property Owner(s): Willows at Preserve Crossing, LLC
470 Olde Worthington Road, Ste. 100
Westerville, Ohio 43082
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

7. Application No.: BZA15-130
Location: 131 EAST FIFTEENTH AVENUE (43201), located on the south side of East Fifteenth Avenue, approximately 130 feet west of Indianola Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: AR-4, Apartment Residential District
Request: Variance(s) to Section(s):
3372.564, Parking.
   To reduce the number of additional parking spaces required from 27 to 0; 15 spaces are provided.
3372.566, Building separation and size.
   To increase the building size from 10,200 square feet to 20,293 square feet.
3372.567, Maximum floor area.
   To increase the maximum allowable floor area from 14,000 square feet to 20,293 square feet.
3372.568, Building Height
   To increase the building height from 40 feet to 47 feet 6 inches.
Proposal: To construct a 7,065 square foot addition to an existing sorority house.
Applicant(s): Epsilon House Corp. of Delta Gamma
3220 Riverside Drive, Ste. A-2
Columbus, Ohio 43221
Attorney/Agent: Jeffrey L. Brown, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
Email: JFFreise@Columbus.gov
8. **Application No.:** BZA16-119  
**Location:** 7370 SAWMILL ROAD (43235), located on the east side of Sawmill Road, approximately 350 feet north of Sawbury Boulevard.  
**Area Comm./Civic:** Far Northwest Coalition  
**Existing Zoning:** LC-4, Commercial District  
**Request:** Variances(s) to Section(s):  
3312.27, Parking setback line.  
   To reduce the required parking setback from 25 feet to 0 feet north of the Sawmill Road curb cut.  
3312.49, Minimum numbers of parking spaces required.  
   To reduce the required number of additional parking spaces from 68 to 0. (199 parking spaces are provided.)  
**Proposal:** To convert 1,500 square feet of retail space into a restaurant.  
**Applicant(s):** Kalamata, L.L.C.; c/o Donald Plank; Plank Law Firm  
145 East Rich Street, 3rd Floor  
Columbus, Ohio 43215  
**Attorney/Agent:** Donald Plank; Plank Law Firm  
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

9. **Application No.:** BZA16-120  
**Location:** 232 BLENHEIM ROAD (43214), located on the north side of Blenheim Road, approximately 450 feet east of Foster Street.  
**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 19 feet 2 inches.  
**Proposal:** To raze and rebuild a detached garage.  
**Applicant(s):** Karrie Bontrager  
232 Blenheim Road  
Columbus, Ohio 43214  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
10. **Application No.:** BZA16-121  
**Location:** 1000 JOYCE AVENUE (43219), located on the east side of Joyce Avenue, 180 feet north of East 5th Avenue.  
**Area Comm./Civic:** North Central 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 establish a recycling yard for used auto parts.  
3392.12, Prohibited location.  
To permit the establishment of a recycling facility within 600 feet of a residential zoning district; to allow a recycling facility to be located between 360 feet to 0 feet from a residential district.  
3363.24, Building lines in an M-manufacturing district.  
To reduce the required building setback line for an 8 foot, opaque fence from 33 feet to 1 foot along Joyce Avenue and from 50 feet to 1 foot along East 5th Avenue.  
3363.27, Height and area regulations.  
To reduce the required building setback for an 8 foot fence from not less than 25 feet from the street line to 1 foot.  
3363.41, Storage.  
To reduce the required setback for storage from 30 feet to 20 feet.  

**Proposal:** To permit the establishment of a self-serve used auto parts recycling operation.  
**Applicant(s):** U-Pull-and-Pay, L.L.C.  
300 Pike Street  
Cincinnati, Ohio 45202  
**Attorney/Agent:** James V. Maniace  
65 East State Street, Suite 1000  
Columbus, Ohio 43215  
**Property Owner(s):** Fleet Park, L.L.C.  
200 Owen Parkway Circle  
Carter Lake, Iowa 51510  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
11. Application No.: BZA16-122  
Location: 503 EAST SYCAMORE STREET (43206), located at the southwest corner of South Washington Avenue and East Sycamore Street.  
Area Comm./Civic: South Side Area Commission  
Existing Zoning: R-2F, Residential District  
Request: Variances(s) to Section(s):  
3332.21, Building lines.  
To reduce the required building setback from 14 feet to 10 feet along East Sycamore Street and from 10 feet to 9 feet along South Washington Avenue.  
3321.05, Vision clearance.  
To reduce the required clear vision triangle from 30 feet to 14 feet, 6 inches at the street intersection.  
3312.49, Minimum number of parking spaces required.  
To reduce the required number of parking spaces from 2 to 1.  
Proposal: To construct a single-family dwelling on a non-conforming lot.  
Applicant(s): Hal Lieberman; c/o Fairfax Homes, Incorporated 345 Forest Street Columbus, Ohio 43206  
Attorney/Agent: Same as applicant.  
Property Owner(s): Gary Metzger 465 Forest Street Columbus, Ohio 43206  
Case Planner: David J. Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov

12. Application No.: BZA16-123  
Location: 118 EAST NORTH BROADWAY (43214), located on the north side of East North Broadway, approximately 900 feet east of North High Street.  
Area Comm./Civic: Clintonville Area Commission  
Existing Zoning: R-3, Residential District  
Request: Variance(s) to Section(s):  
3332.38(F), Private garage.  
To increase the lot area devoted to a private garage from 836 square feet to 1,444 square feet.  
3332.38(G), Private garage.  
To increase the height of a garage from 15 feet to 24 feet 2 inches.  
3332.26, Minimum side yard permitted.  
To reduce the side yards from 5 feet to 3 feet.  
Proposal: To construct a detached garage with second story workshop and exercise room and to construct a portico on the west side of the dwelling and a porch on the east side of the dwelling.  
Applicant(s): Scott and Tricia Wheeler 118 East North Broadway Columbus, Ohio 43214  
Attorney/Agent: None  
Property Owner(s): Applicant  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov
13. Application No.: BZA16-105
Location: 3120 EAST MAIN STREET (43209), 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
14. Application No.: **BZA16-088**
   Location: **1167 SAY AVENUE (43201)**, located on the west side of Say Avenue, approximately 174 feet north of East 4th Avenue.
   Area Comm./Civic: Italian Village
   Existing Zoning: R-4, Residential District
   Request: Variances(s) to Section(s):
   3332.15, R-4 area district requirements.
   To reduce the required lot area of 6,000 square feet for a two-story, two-family building to 3,352 square feet.
   3332.27, Rear yard.
   To reduce the required rear yard from no less than 25% of the total lot area to 15%.
   3332.18, Lot coverage.
   To increase the allowable lot coverage of a residential structure from not more than 50% of the lot area to 56% of the lot area.
   3312.09, Maneuvering.
   To not provide 20 feet of maneuvering into parking spaces stacked in front of the rear garage; to provide from 13 feet to 18 feet as it varies.
   3332.19, Frontage.
   To construct a two-family dwelling on a lot that does not face a public street.
   Proposal: To construct a two-story, two-family dwelling.
   Applicant(s): Marc Manack, AIA
   229 East South Street
   Fayetteville, Arkansas  72701
   Attorney/Agent: Same as applicant.
   Property Owner(s): Bradley Strickling
   1163 Say Avenue
   Columbus, Ohio  43201
   Case Planner: David J. Reiss, 645-7973
   E-mail: DJReiss@Columbus.gov
15. 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

16. 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
17. 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 feet.
3332.26, Minimum side yard permitted.
   To reduce the minimum side yard from 5 feet to 3 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
18. 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 6.4 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 3.4 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.
3321.05(B,2), Vision clearance.
   To allow a parking area to encroach into the vision clearance triangle.
3312.29, Parking space.
   To reduce the width of 4 parking spaces from 9 feet to 8 feet.
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
19. **Application No.:** BZA16-132
   **Location:** 2116 WEST HENDERSON ROAD (43220), located at the northeast corner of Dierker Road and West Henderson Road
   **Area Comm./Civic:** Northwest Civic Association
   **Existing Zoning:** C-4, Commercial District
   **Request:** Variance(s) to Section(s):
   - 3372.704(b)*, Setback requirements.
     To increase the building setback along a secondary road (Dierker Road) from 25 feet to 60* feet.
   - 3312.21, Landscaping and screening.
     To reduce the number of tree islands from 4 to 3.
   - 3372.705, Building design standards.
     To reduce the lot width of a principal building from 60% to 53%
   - 3372.709, Parking and circulation
     To allow parking, stacking and circulation to occur on site other than behind the building.
   **Proposal:** To construct a 3900 square foot addition to an existing restaurant.
   **Applicant(s):** PKC Properties, Ltd.
   2116 West Henderson Road
   Columbus, Ohio 43220
   **Attorney/Agent:** Maverick Builder, Inc. c/o Marcia Campbell
   1667 Gateway Circle
   Grove City, Ohio 43123
   **Property Owner(s):** Applicant
   **Case Planner:** Jamie Freise, 645-6350
   **E-mail:** JFFreise@Columbus.gov