

**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 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.:** **BZA16-112**
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
Case Planner: Jamie Freise, 645-6350
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: Variance(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