

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 20, 2016**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, DECEMBER 20, 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.

- 01. Application No.: BZA16-114**
Location: **3486 WESTWAY DRIVE (43204)**, located on the north side of Westway Drive, approximately 350 feet west of Derrer Road
Area Comm./Civic: Greater Hilltop Area Commission
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 6 feet.
3312.29, Parking space.
To allow a stacked parking space in an area other than a driveway.
3321.07, Landscaping.
To allow a portion of the lot area between a required building line and a street line to be paved.
3332.28, Side or rear yard obstruction.
To allow pavement in the required side yard.
Proposal: To legitimize the expansion of a driveway.
Applicant(s): Hussein Hussein
3486 Westway Drive
Columbus, Ohio 43204
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

02. Application No.: **BZA16-131**
Location: **2205 PARSONS AVENUE (43215)**, located on the west side of Parsons Avenue at the terminus of Groveport Pike.
Area Comm./Civic: South Side Area Commission
Existing Zoning: M, Manufacturing. District
Request: Special Permit(s) to Section(s):
 3389.12, Portable building.
 To allow two portable buildings for a two year period.
Proposal: To allow the continued use of two portable buildings for two years.
Applicant(s): PSC Metals, Inc.; c/o Donald Plank, Attorney
 145 East Rich Street, 3rd Floor
 Columbus, Ohio 43215
Attorney/Agent: Same as applicant.
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

**RE-SCHEDULED
 CASE; PREVIOUSLY
 REVIEWED; NO
 FURTHER REVIEW
 NEEDED.**

03. Application No.: **BZA16-133**
Location: **1105 PENNSYLVANIA AVENUE (43201)**, located at the southwest corner of Pennsylvania Avenue and West Third Street.
Area Comm./Civic: Harrison West Society
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 additional required parking spaces from 3 to 0.
Proposal: To construct a 380 square foot patio.
Applicant(s): Kathleen Day
 969 Neil Avenue
 Columbus, Ohio 43201
Attorney/Agent: Bass Studio Architects, c/o Tim Bass
 36 King Avenue
 Columbus, Ohio 43201
Property Owner(s): Robert Blunk & Karen Spain
 3323 Scioto Farms Drive
 Hilliard, Ohio 43026
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

- 04. Application No.:** **BZA16-134**
- Location:** **900 NORTH HIGH STREET (43201)**, located at the southeast corner of East 1st Avenue and North High Street.
- Area Comm./Civic:** Italian Village Commission
- Existing Zoning:** C-4, Commercial District
- Request:** Variances(s) to Section(s):
 3309.14, Height districts.
 To increase the overall height of a structure from 35 feet to 54 feet.
 3312.49, Minimum numbers of parking spaces required.
 To reduce the required number of parking spaces from 213 to 13.
 (13 spaces are provided.)
 3312.53, Minimum number of loading spaces required.
 To reduce the required number of loading spaces from 1 to 0.
 3356.11, C-4 district setback lines.
 To reduce the minimum building setback of 60 feet along North High Street and 15+/- feet along East 1st Avenue to 0 feet.
- Proposal:** To construct a 4-story commercial building.
- Applicant(s):** 900 Short North, L.L.C.
 1220 Dublin Road
 Columbus, Ohio 43215
- Property Owner(s):** United Dairy Farmers, Inc., c/o Tim Kling
 3955 Montgomery Road
 Cincinnati, Ohio 43212
- Case Planner:** David J. Reiss, 645-7973
- E-mail:** DJReiss@Columbus.gov
- 05. Application No.:** **BZA16-135**
- Location:** **989 PENNSYLVANIA AVENUE (43201)**, located on the west side of Pennsylvania Avenue, 184 feet north of West 1st Avenue.
- Area Comm./Civic:** Harrison West Society
- Existing Zoning:** R-2F, Residential District
- Request:** Variances(s) to Section(s):
 3332.05, Area district lot width requirements.
 To reduce the minimum lot width from 50 feet to 33 feet on the proposed south lot and to 27 feet on the proposed north lot.
 3332.14, R-2F area district requirements.
 To reduce the minimum lot area required for a single-family dwelling from 6,000 square feet to 4,725 square feet on the proposed south lot and to 4,275 square feet on the proposed north lot.
 3332.26, Minimum side yard permitted.
 To reduce the minimum side yard from 3 feet to 2 feet for the proposed south lot for an existing dwelling.
- Proposal:** To create a lot split for the proposed development of a single-family dwelling.
- Applicant(s):** Connie J. Klema, Attorney
 P.O. Box 991
 Pataskala, Ohio 43062
- Attorney/Agent:** Same as applicant.
- Property Owner(s):** Christopher Hammer & Matthew Wood
 989 Pennsylvania Avenue
 Columbus, Ohio 43201
- Case Planner:** David J. Reiss, 645-7973
- E-mail:** DJReiss@Columbus.gov

- 06. Application No.:** **BZA16-136**
Location: **893 NORTH FOURTH STREET (43201)**, located at the Southwest Corner of North Fourth Street and College Alley.
Area Comm./Civic: Italian Village Commission
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3309.14, Height districts.
To increase the allowable height from 35 feet to 52 feet.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 26 to 18.
Proposal: To construct a 4-story mixed-use building.
Applicant(s): Fourth Street Holdings, LLC
893 North Fourth Street
Columbus, Ohio 43201
Attorney/Agent: Sean Mentel, Atty.
100 South Fourth Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
- 07. Application No.:** **BZA16-137**
Location: **1435 NORTH HIGH STREET (43201)**, located at the southwest corner of North High Street and West 8th Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3309.14, Height districts.
To increase the allowable height from 35 feet to 85 feet 6 inches.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 151 to 121.
Proposal: To construct an 82 foot hotel with ground floor retail uses.
Applicant(s): 180 Partners, LLC
PO Box 163970
Columbus, Ohio 43216
Attorney/Agent: Sean Mentel, Atty.
100 South Fourth Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

- 08. Application No.:** **BZA16-138**
Location: **450 EAST 18TH AVENUE (43201)**, located on the south side of the terminus of East 18th Avenue at the railroad tracks.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3356.11, C-4 district setback lines.
To reduce the required building setback fro, 25 feet to 0 feet for a 7 foot tall fence.
3389.14, Monopole telecommunication antennas.
To not provide screening and buffering at the base of the monopole antenna and associated support structures. Also, to reduce the required setback of the tower from 200% of the height of the tower (250 feet) to 30% of the height of the tower (75 feet).
Proposal: To expand an existing cellular tower site.
Applicant(s): Verizon Wireless
7575 Commerce Court
Lewis Center, Ohio 43035
Attorney/Agent: SBA Network Services; c/o James R. Hartmeyer
301 Main Street, Suite A
Zanesville, Ohio 43701
Property Owner(s): Richard A. Talbott, Trustee
442 East Northwood Avenue
Columbus, Ohio 43201
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
- 09. Application No.:** **BZA16-141**
Location: **8380 NORTH HIGH STREET (43235)**, located at the northeast corner of North High Street and Dillmont Drive.
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 5 to 0.
Proposal: A change of use from retail to restaurant.
Applicant(s): Ram Nugooru
3625 Eyre Hall Pass
New Albany, Ohio 43054
Attorney/Agent: Behzad Vedaie, P.E.
1901 Dublin-Granville Road
Columbus, Ohio 43229
Property Owner(s): NP 1947, LLC
8133 Worthington Crossing
Westerville, Ohio 43081
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

10. **Application No.:** BZA16-143
Location: 823 WEST THIRD AVENUE (43212), located on the south side of West Third Avenue between Yard Street and Rail Street.
Area Comm./Civic: 5th by Northwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.25, Maneuvering
To allow maneuvering over parcel lines.
3312.29, Parking space.
To reduce the size of a parking space from 9' x 18' to a minimum width of 1 foot and a minimum depth of 4 feet for the spaces depicted on the site plan.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 5 to 0.
3363.24, Building lines in an M-manufacturing district.
To reduce the building line along Yard Street from 25 feet to 0 feet.
Proposal: The applicant proposes the construction of two restaurants.
Applicant(s): NRI Equity Land Investments, LLC
375 North Fourth Street
Columbus, Ohio 43215
Attorney/Agent: EMH&T, c/o Josh Cummings, P.E.
5500 New Albany Road
Columbus, Ohio 43054
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov