

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
JANUARY 31, 2017**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JANUARY 31, 2017 at 4:30 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](http://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.:** **BZA16-142**  
**Location:** **95, 97 & 99 PRICE AVENUE/103 PRICE AVENUE (43201)**, located on the south side of Price Avenue, approximately 720 feet west of North High Street.  
**Area Comm./Civic:** Victorian Village Commission  
**Existing Zoning:** ARLD, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3312.13, Driveway.  
95, 97, 99 Price: To not provide a driveway to access off-street parking spaces.  
3312.25, Maneuvering.  
To not provide an on-site maneuvering area to access parking spaces and to allow maneuvering through stacked parking spaces to access other parking spaces.  
3312.29, Parking space.  
95, 97, 99 Price: To allow access to parking spaces through stacked parking spaces instead of from a street, alley, or maneuvering area.  
3312.49, Minimum numbers of parking spaces required.  
95, 97, 99 Price: To reduce the required number of parking spaces from 6 to 4.  
3333.11, ARLD area district requirements.  
95, 97, 99 Price: To reduce the minimum lot area from 7,500 square feet to 3,454.83 square feet. 103 Price: To reduce the minimum lot area from 6,000 square feet to 4,155.81 square feet.  
3333.22, Maximum side yard required.  
95, 97, 99 Price: To reduce the maximum side yard from 20% of the lot width (10 feet, 1/8 inches) to 17-1/2% (8 feet, 10 inches).  
3333.23, Minimum side yard permitted.  
95, 97, 99 Price: To reduce the minimum side yard along the west property line from 5 feet to 0 feet.

3333.25, Side or rear yard obstruction.

To allow a total of 7 feet of the 95, 97, 99 Price Avenue building (3 feet of the main structure) and side porch (4 feet) to obstruct the required side yard on the east side of the parcel of 103 Price Avenue.

**Proposal:** To address non-conforming conditions and proposed parking and maneuvering variances at 95, 97 & 99 Price Avenue and to construct a new two-family dwelling at 103 Price Avenue.

**Applicant(s):** Adam Anderson  
8225 Copperfield Drive  
Columbus, Ohio 43235

**Attorney/Agent:** None.

**Property Owner(s):** Adam and Neila Anderson Trust  
8225 Copperfield Drive  
Columbus, Ohio 43201

**Case Planner:** David J. Reiss, 645-7973

**E-mail:** DJReiss@Columbus.gov

2.     **Application No.:**     **BZA16-140**  
       **Location:**         **2377 EAST BROAD STREET (43209)**, located on the south side of East Broad Street between Broadleigh Road and Chesterfield Road.  
       **Area Comm./Civic:**   Eastmoor Civic Association/Mid-East Community Collaborative  
       **Existing Zoning:**   ARLD, Apartment Residential District  
       **Request:**           Variance(s) to Section(s):  
                              3333.18, Building lines.  
                                  To reduce the required building setback line along East Broad Street from 60 feet to 25 feet and along Broadleigh and Chesterfield Roads from 25 feet to 9 feet.  
                              3333.11, ARLD area district requirements.  
                                  To reduce the required lot area from 2,500 square feet per dwelling unit to 1,050 square feet per dwelling unit; to reduce the lot area requirement by 1,450 square feet.  
                              3333.26, Height district.  
                                  To increase the allowable height of a structure from 35 feet to 45 feet.  
                              3312.27, Parking setback line.  
                                  To reduce the required parking setback from 25 feet to 15 feet.  
                              3312.21, Landscaping and screening.  
                                  To reduce the required 4 foot landscaping setback area to 0 feet along the south property line abutting the alley.  
       **Proposal:**           To construct an apartment building.  
       **Applicant(s):**       Plaza Properties  
                              3016 Maryland Avenue  
                              Columbus, Ohio 43209  
       **Attorney/Agent:**   Jackson B. Reynolds, III  
                              37 West Broad Street, Suite 460  
                              Columbus, Ohio 43215  
       **Property Owner(s):** WES Realty Company; c/o Schottenstein Property Group  
                              P.O. Box 24550  
                              Columbus, Ohio 43224  
       **Case Planner:**     David J. Reiss, 645-7973  
       **E-mail:**           DJReiss@Columbus.gov

**3. Application No.:** BZA16-149  
**Location:** 245 EAST 3RD AVENUE (43215), located on the south side of East 3rd Avenue, 50 feet west of North 6th Street.  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.05, Area district lot width requirements.  
To reduce the minimum width of a lot from 50 feet to 33 feet each, for Lots 1 and 2.  
3332.15, R-4 area district requirements.  
To reduce the minimum lot size for a single-family dwelling from 5,000 square feet to 2,411 square feet for Lot 1 and to 2,215 square feet for Lot 2.  
3332.21, Building lines.  
To reduce the required building setback from 25 feet to 15 feet for Lots 1 & 2.  
3312.25, Maneuvering.  
To not provide adequate maneuvering area (20 feet) on Lots 1 & 2 to access parking spaces on each lot on the same parcel.  
3312.09, Aisle.  
To reduce the minimum aisle width for maneuvering from 20 feet to 10 feet for Lots 1 & 2.  
3312.13, Driveway.  
To reduce the required width of a driveway from a minimum of 10 feet to 5 feet for each site.  
3332.27, Rear yard.  
To reduce the required rear yard of 25% of the total lot area for Lot 1 from 647.25 square feet to 334 square feet (13%) and from 696.25 square feet to 382.5 square feet (12%) for Lot 2.  
**Proposal:** To construct two, single-family dwellings after combining four parcels and creating two parcels.  
**Applicant(s):** Gunzelman Architecture & Interiors  
88 North 5th Street  
Columbus, Ohio 43215  
**Attorney/Agent:** Jackson B. Reynolds, III  
37 West Broad Street, Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** The New Victorians, Inc.  
455 West 3rd Avenue  
Columbus, Ohio 43201  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

4. **Application No.:** BZA16-150  
**Location:** 847 HAMLET STREET (43215), located on the east side of Hamlet Street, 146 feet south of East 1st Avenue.  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.18, Basis of computing area.  
To increase the allowable lot coverage for a single-family dwelling from 50% of the lot area (1,950 square feet) to 52% of the lot area (1,980 square feet).  
3332.27, Rear yard.  
To reduce the required rear yard area from 25% (975 square feet) to 19% (765 square feet); a reduction of 6% or 210 square feet.  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 3 feet to 2 feet 3 inches along the south property line.  
3332.25, Maximum side yards required.  
To reduce the sum of the widths of each side yard from 20% of the width of the lot (6 feet) to 17.5% of the width of the lot (5 feet, 3 inches).  
**Proposal:** To rehabilitate and construct an addition onto an existing, single-family dwelling.  
**Applicant(s):** 847 Hamlet Street, L.L.C.  
17 East Brickel Street, Suite E  
Columbus, Ohio 43201  
**Attorney/Agent:** Jackson B. Reynolds, III  
37 West Broad Street, Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** Same as applicant.  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

5.     **Application No.:**     **BZA16-151**  
       **Location:**         **6181 SAWMILL ROAD (43017)**, located on the west side of Sawmill Road,  
                                  approximately 265 feet south of Martin Road.  
       **Area Comm./Civic:**   Northwest Civic Association  
       **Existing Zoning:**   CPD, Commercial District  
       **Request:**            Variance(s) to Section(s):  
                                  3312.49, Minimum numbers of parking spaces.  
                                  To reduce the required number of additional parking spaces from  
                                  14 to 0. (112 spaces are provided).  
       **Proposal:**           To remove a pick-up window for a restaurant use. (Additional parking  
                                  required for restaurant uses without a pick-up window.)  
       **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):** Wylies Corner, L.L.C.  
                                  150 East Broad Street, 3rd Floor  
                                  Columbus, Ohio 43215  
       **Case Planner:**     David J. Reiss, 645-7973  
       **E-mail:**             DJReiss@Columbus.gov

6. **Application No.:** BZA16-144  
**Location:** 1160 WEST BROAD STREET (43222), located at the northeast corner of West Broad Street and Yale Street.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** L-M, Limited 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 3 to 0.  
**Proposal:** A change of use from medical office to grocery store.  
**Applicant(s):** Lower Lights Christian Health Center, Inc.  
1170 West Broad Street  
Columbus, Ohio 43222  
**Attorney/Agent:** Triad Architects, c/o Brent Foley  
463 North High Street, Suite 2B  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
7. **Application No.:** BZA16-145  
**Location:** 1171 NORTH GRANT AVENUE (43201), located on the west side of North Grant Avenue, approximately 200 feet north of East Fifth Avenue.  
**Area Comm./Civic:** University 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 9 to 0.  
3312.29, Parking space.  
To reduce the size of two on-site parking spaces from 9 feet x 18 feet to 8 feet x 18 feet.  
**Proposal:** A change of use from warehouse to animal day care.  
**Applicant(s):** Charlene Walker (Wonder Dog Society)  
1171 North Grant Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** PLANIT Studios, c/o Andrew J. English, Architect  
7792 Olentangy River Road, Suite G  
Columbus, Ohio 43235  
**Property Owner(s):** Madelyn J. Sechler  
4891 Lunar Drive  
Columbus, Ohio 43214  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

8. **Application No.:** **BZA16-146**  
**Location:** **710 SOUTH PEARL STREET (43206)**, located on the east side of South Pearl Street, approximately 83 feet south of Stimmel Street.  
**Area Comm./Civic:** German Village Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.21, Building lines.  
To reduce the building setback from 10 feet to 1 foot 4 inches.  
3332.25, Maximum side yards required.  
To reduce the maximum side yards from 12 feet to 10 feet 7 inches.  
**Proposal:** To construct a new single-family dwelling.  
**Applicant(s):** Michele Kelley  
140 South High Street, Suite 134  
Columbus, Ohio 43215  
**Attorney/Agent:** Pete Foster, Design Professional  
685 Montrose Avenue  
Bexley, Ohio 43209  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
9. **Application No.:** **BZA16-147**  
**Location:** **5280 CROSSWIND DRIVE (43228)**, located on the north side of Crosswind Drive at the terminus of Krieger Drive.  
**Area Comm./Civic:** Westland Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit(s) to Section(s):  
3389.07, Impound lot, junk yard or salvage yard.  
To allow a salvage use.  
**Proposal:** To allow an asphalt recycling facility.  
**Applicant(s):** RAP Management  
300 West Spring Street, Suite 501  
Columbus, Ohio 43215  
**Attorney/Agent:** Underhill & Hodge, LLC, c/o David Hodge, Atty.  
8000 Walton Parkway  
New Albany, Ohio 43054  
**Property Owner(s):** Gatehouse Media Ohio Holdings II, Inc.  
175 Sully's Trail, 3rd Floor  
Pittsford, NY 14534  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)



10. **Application No.:** **BZA16-148**  
**Location:** **1201 INTEGRITY DRIVE (43209)**, located on the south side of Integrity Drive, approximately 1,145 feet east of Alum Creek Drive.  
**Area Comm./Civic:** Columbus South Side Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit(s) to Section(s):  
3389.07, Impound lot, junk yard or salvage yard.  
To allow a salvage use.  
**Proposal:** To allow an asphalt recycling facility.  
**Applicant(s):** RAP Management  
300 West Spring Street, Suite 501  
Columbus, Ohio 43215  
**Attorney/Agent:** Underhill & Hodge, LLC, c/o David Hodge, Atty.  
8000 Walton Parkway  
New Albany, Ohio 43054  
**Property Owner(s):** SMM Properties, LLC  
2101 Integrity Drive  
Columbus, Ohio 43209  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
11. **Application No.:** **BZA16-153**  
**Location:** **1570 SOUTH HIGH STREET (43207)**, located on the west side of South High Street, approximately 112 feet north of East Morrill Avenue.  
**Area Comm./Civic:** Columbus South Side Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces.  
To reduce the required number of additional parking spaces from 28 to 0. (0 spaces are provided).  
**Proposal:** To convert a retail use into a bar.  
**Applicant(s):** Dan Mayer  
1398 Goodale Boulevard  
Columbus, Ohio 43212  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** German Village Music Center  
6945 Morse Road  
Columbus, Ohio 43054  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

12. **Application No.:** **BZA16-173**  
**Location:** **526 WEST SECOND AVENUE (43201)**, located at the northeast corner of West Second Avenue and Perry Street.  
**Area Comm./Civic:** Harrison West Society  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3312.13, Driveway.  
To reduce the minimum width of a driveway from 10 feet to 4 feet.  
3312.25, Maneuvering  
To allow maneuvering over parcel lines.  
3312.29, Parking space.  
To reduce the width of two parking spaces from 9 feet wide to 4 feet wide each.  
3332.05, Area district lot width requirements.  
To reduce the area lot width from 50 feet to 30 feet.  
3332.14, R-2F area district requirements.  
To reduce the lot area from 6,000 square feet to 2,350.7 square feet.  
**Proposal:** A lot split to allow sewer access from the alley.  
**Applicant(s):** Blue Chip Development Group, LLC, c/o Dustin Faeth  
5000 Arlington Centre Boulevard, Ste. 2212  
Columbus, Ohio 43220  
**Attorney/Agent:** None  
**Property Owner(s):** Terrance R. Fahy  
5300 Sharon Avenue  
Columbus, Ohio 43214  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
13. **Application No.:** **BZA16-179**  
**Location:** **2865 EAST 14th AVENUE (43219)**, located on the south side of East 14th Avenue, approximately 278 feet east of Cassady Avenue.  
**Area Comm./Civic:** None  
**Existing Zoning:** M-1, Manufacturing District  
**Request:** Variances(s) to Section(s):  
3312.25, Maneuvering  
To reduce the minimum maneuvering distance from 20 feet to 0 feet.  
3312.51, Loading space.  
To reduce the length of a loading space from 50 feet to 3 feet.  
**Proposal:** To legitimize a load space.  
**Applicant(s):** J.D. Flaherty  
2865 East 14th Street  
Columbus, Ohio 43219  
**Attorney/Agent:** Keith Wagenknecht, PE  
7831 Basil Western Road, NW  
Canal Winchester, Ohio 43110  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov