

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 28, 2017**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, FEBRUARY 28, 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** or by calling the Department of Building and Zoning Services, Public Hearings section at 645-4522.

1. **Application No.:** **BZA16-110 ***POSTPONED*****
 Location: **4842 NORTHTOWNE BOULEVARD (43229)**, located on the east side of Northtowne Boulevard, approximately 112 feet north of the terminus of Trent Road.

 Area Comm./Civic: Northland Community Council
 Existing Zoning: SR, Suburban Residential District
 Request: Variances(s) to Section(s):
 3332.25, Maximum side yards required.
 To reduce the maximum side yards required from 20% of the lot width (11.3 feet) to 19% of the lot width (11 feet).
 3332.26, Minimum side yard permitted.
 To reduce the minimum side yard on the north side from 5 feet to 1 foot.

 Proposal: To construct a 260 square foot, attached garage addition.
 Applicant(s): Margaret W. Njenga
 4842 Northtowne Boulevard
 Columbus, Ohio 43229

 Attorney/Agent: Thomas B. Shelby
 1592 Granville Street
 Columbus, Ohio 43203

 Property Owner(s): Same as applicant.
 Case Planner: David J. Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

POSTPONED

2. **Application No.:** **BZA16-154 ***POSTPONED*****
Location: **2883-2885 WEST BROAD STREET (43204)**, located at the southeast corner of South Roys Avenue and West Broad Street.
Area Comm./Civic: Greater Hilltop Area Commission
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 19 to 0. (13 spaces are provided).
Proposal: To convert 3,446 square feet of commercial retail space into a restaurant & pub with an additional 450 square foot outdoor patio area.
Applicant(s): Clinton Wallace, Jr.
3791 Willowswitch Lane
Columbus, Ohio 43207
Attorney/Agent: Same as applicant.
Property Owner(s): IAS Brothers Holdings, L.L.C.
8550 Carter Road
Hilliard, Ohio 43026
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

POSTPONED

3. **Application No.:** **BZA16-155**
Location: **609 EASTMOOR BOULEVARD (43209)**, located on the west side of Eastmoor Boulevard, approximately 245 feet south of Bexley Park Road.
Area Comm./Civic: Eastmoor Civic Association
Existing Zoning: R-4, Residential District
Request: Variances(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the required side yard from 3 feet to 16 inches on the south side of a proposed detached garage.
3332.38, Private garage.
To increase the allowable height of a detached garage from 15 feet to 24 feet.
3312.13, Driveway.
To reduce the width of an existing, shared driveway from 10 feet to 5 feet.
3312.25, Maneuvering.
To allow maneuvering to occur on an adjoining lot to access on-site parking spaces, reflecting an existing condition.
Proposal: To construct a 676 square foot detached garage.
Applicant(s): Richard Proebstl
629 Eastmoor Boulevard
Columbus, Ohio 43209
Attorney/Agent: None.
Property Owner(s): Richard & Christine Proebstl
629 Eastmoor Boulevard
Columbus, Ohio 43209
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

4. **Application No.:** **BZA16-156**
Location: **3065 WAKEFERN PLACE (43224)**, located at the terminus of the cul-de-sac of Wakefern Place, approximately 500 feet south of Niantic Avenue. (Vicinity is south of Innis Road, east of Westerville Road and west of Sunbury Road.)
- Area Comm./Civic:** Northeast Area Commission
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the required parking setback from 25 feet to 9.5 feet.
3321.07, Landscaping.
To allow a portion of the lot area between the required building line and the street line to be paved.
3312.29, Parking space.
To reduce the required width of a parking space from 9 feet to 8 feet.
- Proposal:** To allow a 192.5 square foot driveway expansion to remain in front of the building setback line.
- Applicant(s):** Robert W. Hayes, I & Paulette M. Hayes
3065 Wakefern Place
Columbus, Ohio 43224
- Attorney/Agent:** None.
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
5. **Application No.:** **BZA16-157**
Location: **1455 WEST 3RD AVENUE (43212)**, located at the southeast corner of Grandview Avenue and West 3rd Avenue.
- Area Comm./Civic:** 5th by Northwest Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of vehicle parking spaces from 9 to 0. To reduce the required number of bicycle parking spaces from 2 to 0.
3372.605, Building design standards.
To reduce the minimum of 60% clear glass on an exterior wall between 2 feet and 10 feet to 28.8%.
- Proposal:** To alter an existing structure by adding window glass along the Grandview Avenue frontage and to expand an outdoor patio by eliminating on-site parking spaces.
- Applicant(s):** Connect Realty; c/o Todd Minard
1400 Dublin Road
Columbus, Ohio 43215
- Attorney/Agent:** Same as applicant.
Property Owner(s): SWUMA, L.L.C.
10 North High Street, Suite 401
Columbus, Ohio 43215
- Case Planner:** David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

6. **Application No.:** BZA16-158
Location: 3425 REFUGEE ROAD (43232), located on the south side of Refugee Road, approximately 3,000 feet east of Winchester Pike.
Area Comm./Civic: None
Existing Zoning: C-3, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of required parking spaces from 113 to 81.
Proposal: To construct an addition to an existing church.
Applicant(s): St. Michael Ethiopian Orthodox Tewahedo Church
3425 Refugee Road
Columbus, Ohio 43232
Attorney/Agent: Melva C. Williams-Argaw, Architect
3354 East Broad Street, Ste. C
Columbus, Ohio 43213
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
7. **Application No.:** BZA16-159
Location: 204 SOUTH EUREKA AVENUE (43204), located at the southeast corner of South Eureka Avenue and Palmetto Street.
Area Comm./Civic: Greater Hilltop Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3321.05, Vision clearance.
To allow a portion of a building to encroach into the vision clearance triangle.
3332.21, Building lines.
To reduce the building line from 10 feet to 3 feet 6 inches.
3332.26, Minimum side yard.
To reduce the side yard from 5 feet to 3 feet.
Proposal: To enclose an existing front porch.
Applicant(s): Fanny Lara
204 South Eureka Avenue
Columbus, Ohio 43204
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

8. **Application No.:** BZA16-160
Location: 1600 WEST MOUND STREET (43223), located at the north west corner of West Mound Street and Ryan Street.
Area Comm./Civic: Greater Hilltop 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 building line from 50 feet to 30 feet for a building and from 50 feet to 23 feet for an antenna.
Proposal: To construct and install a booster station and antennae for the City of Columbus Department of Public Utilities.
Applicant(s): City of Columbus, Finance and Real Estate Management Office
90 West Broad Street, Room 425
Columbus, Ohio 43215
Attorney/Agent: John R. Ortli, PE
277 West Nationwide Boulevard
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
9. **Application No.:** BZA16-161
Location: 5101 TRABUE ROAD (43228), located on the south side of Trabue Road, approximately 705 feet east of Walcutt Road.
Area Comm./Civic: None
Existing Zoning: M-2, Manufacturing District
Request: Variance(s) to Section(s):
3363.24, Building lines in an M-manufacturing district.
To reduce the building line along to the south from 50 feet to 25 feet for an 8 foot high fence.
Proposal: To install an 8 foot security fence with barbwire.
Applicant(s): United Parcel Service, c/o Jeff McBride
5101 Trabue Road
Columbus, Ohio 43228
Attorney/Agent: John R. Ortli, PE
277 West Nationwide Boulevard
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

10. **Application No.:** BZA16-162
Location: 1386 NORTH 6TH STREET (43201), located at the northeast corner of East 8th Avenue and North 6th Street.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variances(s) to Section(s):
3372.542, Maximum lot coverage.
To increase the allowable lot coverage from 25% of the lot area (401.625 square feet) to 34.67% of the lot (557 square feet).
3372.544, Maximum floor area.
To increase the allowable floor area ratio from .4 (642.6 square feet) to .85 (1,368 square feet). (1,368 square feet includes 400 square feet in the basement.)
3332.22, Building lines on corner lots -- Exceptions.
To reduce the required building setback for a garage from 3 feet to 6 inches along East 8th Avenue.
3332.25, Maximum side yards required.
To reduce the maximum side yards required from 20% of the lot width (3.06 feet) to 8.5% of the lot width (15-5/8 inches or 1.302 feet).
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 9-5/8 inches along the north property line.
3321.05, Vision clearance.
To reduce the required vision clearance triangle from 30 feet to 10 feet at the northeast corner of East 8th Avenue and North 6th Street and to reduce the clear vision triangle at the alley from 10 feet to 5 feet, 9 inches.
Proposal: To construct a single-family dwelling.
Applicant(s): Juliet Bullock Architects; c/o Julie Bullock
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: Same as applicant.
Property Owner(s): New Victorians
c/o Joe Armeni
455 West 3rd Avenue
Columbus, Ohio 43201
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

11. **Application No.:** BZA16-163 ***POSTPONED***
Location: 280 EAST 4TH AVENUE (43201), located at the terminus of North 6th Street, on the north side of East 4th Avenue.
Area Comm./Civic: Italian Village Commission
Existing Zoning: R-4, Residential District
Request: Variances(s) to Section(s):
3332.05, Area district lot width requirements.
Greenwood lot and 4th Avenue lot: To reduce the required lot width from 50 feet to 32 feet.
3332.15, R-4 area district requirements.
Greenwood lot: To reduce the minimum lot area from 5,000 square feet to 2,881 square feet. E. 4th lot: To reduce the minimum lot area from 5,000 square feet to 2,746.1 square feet.
3332.19, Fronting.
Greenwood lot: To allow a single-family dwelling to not front upon a public street.
3332.26, Minimum side yard permitted.
4th Avenue lot: To reduce the minimum side yard for a detached garage from 3 feet to 0 feet.
3312.13, Driveway.
Greenwood lot: To not provide a driveway to an off-street parking space.
3312.25, Manuvering.
E. 4th Ave. lot: To not provide on-site maneuvering and to allow maneuvering through the Greenwood lot.
3312.49, Minimum numbers of parking spaces required.
Greenwood lot and 4th Avenue lot: To reduce the required number of parking spaces from 2 to 1.
Proposal: To create a lot split for the purpose of constructing a second, single-unit dwelling.
Applicant(s): Juliet Bullock Architects; c/o Julie Bullock
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: Same as applicant.
Property Owner(s): Blue Chip Homes, L.L.C.
5000 Arlington Center Boulevard
Columbus, Ohio 43220
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

POSTPONED

12. Application No.: BZA16-164
Location: 1445 SUMMIT STREET (43201), located at the northwest corner of East 8th Avenue and Summit Street.
Area Comm./Civic: University Area Commission
Existing Zoning: M, Manufacturing District
Request: Variances(s) to Section(s):
3312.27, Parking setback line.
To reduce the required parking setback along East 8th Avenue from 10 feet to 1 foot, 2 inches.
3312.25, Maneuvering.
To not provide sufficient access and maneuvering area (20 feet) for parking spaces #6 - #10 except through stacked parking spaces #1-#5.
3312.29, Parking space.
To allow access to parking spaces #6 - #10 through stacked parking spaces #1 - #5 instead of from a street, alley or maneuvering area.
3312.49, Minimum numbers of parking spaces.
To reduce the required number of additional parking spaces from 7 to 0. (35 spaces are provided).
3363.23, Building lines -- definitions.
To reduce the required building setback from 25 feet to 0 feet along East 8th Avenue.
Proposal: To create additional office space on the third floor of a former laboratory building.
Applicant(s): New Avenue Architects & Engineers; Steven Schwope, R.A.
4740 Reed Road, Suite 201
Upper Arlington, Ohio 43220
Attorney/Agent: Same as applicant.
Property Owner(s): ACUHO-I Management L.L.C.
1445 Summit Street
Columbus, Ohio 43221
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

13. **Application No.:** **BZA16-165**
Location: **1647 MOLER ROAD (43207)**, located on the south side of Moler Road, approximately 1,200 feet east of Fairwood Avenue
Area Comm./Civic: Columbus South Side Area Commission
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3312.13(A), Driveway.
To increase the width of a driveway from 20 feet to 23 feet.
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 0 feet.
3312.29, Parking space.
To reduce the size of a parking space from 9 feet wide to 7 feet wide on the east side of the driveway and to 6 feet wide on the west side of the driveway.
3321.07, Landscaping.
To allow the lot area between a required building line and a street line to be paved.
Proposal: To allow a non-conforming a driveway expansion.
Applicant(s): Mark A. Larger
1647 Moler Road
Columbus, Ohio 43207
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
14. **Application No.:** **BZA16-167**
Location: **1005 WEST FIFTH AVENUE (43212)**, located at the southeast corner of West Fifth Avenue and Holly 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 number of additional required parking spaces from 7 to 0.
Proposal: A change of use from retail to restaurant.
Applicant(s): Spartan Restaurant Group
5218 Blessing Court
Galena, Ohio 43021
Attorney/Agent: Underhill & Hodge, LLC c/o David L. Hodge, Atty.
8000 Walton Parkway, Ste 260
New Albany, Ohio 43054
Property Owner(s): Centro, Inc./Highpearl, Inc.
3363 Tremont Road
Columbus, Ohio 43221
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

15. **Application No.:** BZA16-168 ***POSTPONED***
Location: 1271 HARMON AVENUE (43223), located on the west side of Harmon Avenue, approximately 338 feet south of Stimmel Road.
Area Comm./Civic: Southwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variances(s) to Section(s):
3392.04, Special permit.
To grant a special permit for the operation of a salvage yard.
3392.10, Performance requirements.
To reduce the required height of a fence from 6 feet to 4 feet at certain locations around the facility and to not require fencing or screening along the western property line; to permit a portion of a salvage yard to operate in a flood zone; to increase the allowable height of stacked materials from 10 feet to 18 feet; and to allow salvage materials to be stored more than 200 feet from a fire lane.
3392.12, Prohibited location.
To reduce the allowable distance that a salvage yard may be located from a residential zoning district from 600 feet to 40 feet.
Proposal: To allow the continued operation of a pallet manufacturing operation and recycling facility.
Applicant(s): Able Pallet Manufacturing & Repair, Inc.
1271 Harmon Avenue
Columbus, Ohio 43223
Attorney/Agent: Jackson B. Reynolds, III
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): 1271 Harmon Avenue, L.L.C.
7035 Foxmoor Place
Columbus, Ohio 43235
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

POSTPONED

16. **Application No.:** **BZA16-169**
Location: **3777 DUBLIN ROAD (43221)**, located on the west side of Dublin Road, approximately 420 feet north of Fisher Road.
Area Comm./Civic: None
Existing Zoning: LSR, Suburban Residential District
Request: Variance and Special Permit(s) to Section(s):
3389.033, Cemetery.
To grant a special permit for a columbarium.
3389.12, Portable building.
To grant a special permit for a modular storage building.
3312.49, Minimum numbers of parking spaces required.
To reduce the number of additional required parking spaces from 47 to 0.
3312.53, Minimum number of loading spaces required.
To reduce the number of loading spaces from 1 to 0.
Proposal: To allow the expansion of a church and the construction of a columbarium.
Applicant(s): First Community Church of Columbus, Ohio
1320 Cambridge Boulevard
Columbus, Ohio 43212
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
E-mail: JFFreise@Columbus.gov
17. **Application No.:** **BZA16-171**
Location: **540 HARLEY DRIVE (43202)**, located on both the north and south sides of Harley Drive, approximately 708 feet west of Olentangy River Road
Area Comm./Civic: None
Existing Zoning: AR-3, Apartment Residential 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 60 to 0.
Proposal: To convert 40 3 bedroom apartments into 80 1 bedroom apartments.
Applicant(s): University Village Apartments, LLC
429 Sant Monica Boulevard, Ste. 600
Santa Monica, California 90401
Attorney/Agent: Matthew Cull, Atty.
207 North Fourth Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

18. **Application No.:** BZA16-172
Location: 2390 CLEVELAND AVENUE (43224), located on the east side of Cleveland Avenue, approximately 150 feet south of Briarwood Avenue.
Area Comm./Civic: North Linden Area Commission
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 5 to 2.
3312.25, Maneuvering
To reduce the minimum maneuvering distance from 20 feet to 14 feet.
3372.607, Landscaping and screening.
To allow a vinyl chain-link fence in the Urban Commercial Overlay.
Proposal: A child day-care center.
Applicant(s): CACC Investments, LLC
PO Box 191
New Albany, Ohio 43054
Attorney/Agent: Danny Popp, Architect
855 East Cooke Road
Columbus, Ohio 43224
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
19. **Application No.:** BZA16-174 ***POSTPONED***
Location: 231 ORCHARD LANE (43214), located on the south side of Orchard Lane, approximately 410 feet east of Olentangy Boulevard.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 4 feet.
Proposal: To construct an addition onto a single-unit dwelling.
Applicant(s): Duane Buck
231 Orchard Lane
Columbus, Ohio
Attorney/Agent: None.
Property Owner(s): Buck and Rapkin Trust
231 Orchard Lane
Columbus, Ohio 43214
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

POSTPONED

20. **Application No.:** BZA16-175
Location: 891 WEST BROAD STREET (43222), located on the south side of West Broad Street, approximately 40 feet west of Martin Avenue.
Area Comm./Civic: Franklinton Area Commission
Existing Zoning: LC-4, Commercial District
Request: Variance(s) to Section(s):
3372.605(D), Building design standards.
To reduce the required amount of glass between 2 feet and 10 feet from 60% to 26%.
Proposal: To update the exterior façade of an existing eating and drinking establishment.
Applicant(s): Scott Hrabcek
583 South Third Street
Columbus, Ohio 43215
Attorney/Agent: Bart Overly, Architect
922 West Broad Street
Columbus, Ohio 43222
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
21. **Application No.:** BZA16-176
Location: 443-449 WEST THIRD AVENUE (43201), located at the southwest corner of West Third Avenue and Michigan Avenue
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 16 to 0.
Proposal: A change of use from retail (a dry cleaner) to an Eating and Drinking Establishment and the construction of 4 second story apartments.
Applicant(s): LDA Investments, LLC
75 East Gay Street, Ste. 300
Columbus, Ohio 43215
Attorney/Agent: Timothy Bass, Architect
36 King Avenue
Columbus, Ohio 43201
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

22. **Application No.:** **BZA16-178**
Location: **4409 NORTH HIGH STREET (43214)**, located at the southwest corner of West Schreyer Place and North High Street.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3312.11, Drive-up stacking area.
To reduce the required number of stacking spaces from 8 to 4.
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 2 to 0. (9 spaces provided.)
Proposal: To construct a retail sales building and to convert existing floorspace into a restaurant.
Applicant(s): David Maison
1814 East 40th Street
Cleveland, Ohio 44103
Attorney/Agent: John Defourney
4840 North High Street
Columbus, Ohio 43214
Property Owner(s): Jay L. Blatnik and Maureen C. Blatnik
4409 North High Street
Columbus, Ohio 43214
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
23. **Application No.:** **BZA16-180**
Location: **564 SOUTH 6TH STREET (43206)**, located on the east side of South 6th Street, approximately 25.5 feet south of Jackson Street
Area Comm./Civic: German Village
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 1 foot.
Proposal: To construct a replacement building addition onto a single-family dwelling.
Applicant(s): Michael & Deena Robinson
564 South 6th Street
Columbus, Ohio 43206
Attorney/Agent: None.
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

- 24. Application No.:** **BZA17-007**
Location: **711 NORTH HIGH STREET (43215)**, located on the west side of North High Street, approximately 100 feet south of Buttles Avenue.
Area Comm./Civic: Victorian Village Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.29, Parking space.
To allow stacked parking spaces to count as on-site parking.
Proposal: To allow parking spaces in a garage to be "stacked".
Applicant(s): The Wood Companies
939 North High Street, Ste. 206
Columbus, Ohio 43201
Attorney/Agent: Crabbe, Brown & James, LLP, c/o Michael T. Shannon, Atty
500 South Front Street, Ste. 1200
Columbus, Ohio 43215
Property Owner(s): City of Columbus
90 West Broad Street, Room 425
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
- 25. 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 15 feet and along Broadleigh and Chesterfield Roads from 25 feet to 12 feet.
3333.24, Rear yard.
To reduce the required rear yards from 25% of the total lot area to 5% of the total lot area.
Proposal: To construct two, 10 unit condominium buildings.
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