

# RESULTS AGENDA

**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](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.

- 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

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2. **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](mailto:DJReiss@Columbus.gov)

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3. **Application No.:** **BZA16-115**  
**Location:** **799 SOUTH THIRD STREET (43206)**, located on the west side of South Third Street, approximately 75 feet north of East Kossuth Street.  
**Area Comm./Civic:** German Village Commission  
**Existing Zoning:** R-2F, 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 2 to 0.  
**Proposal:** To construct a new single-family dwelling.  
**Applicant(s):** Jonathon O. Knitter  
738 Jaeger Street  
Columbus, Ohio 43206  
**Attorney/Agent:** William Hugus Architects, c/o William Hugus  
750 Mohawk Street  
Columbus, Ohio 43206  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

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4. **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 62 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 50,000 square foot, 4-story commercial building.  
**Applicant(s):** 900 Short North, L.L.C.

1220 Dublin Road  
Columbus, Ohio 43215

**Attorney/Agent:** David Perry Company, Inc.; c/o David B. Perry  
423 East Town Street, 2nd Floor  
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](mailto:DJReiss@Columbus.gov)

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5. **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 on the proposed south lot for an existing dwelling along the south lot line.  
3332.25, Maximum side yards required.  
To reduce the maximum side yard area required from 20% of the width of the lot (6.6 feet) to 15.15% of the width of the lot (5 ft.) for the proposed south lot.  
**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](mailto:DJReiss@Columbus.gov)

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6. **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](mailto:JFFreise@Columbus.gov)

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7. **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 88 feet.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of required parking spaces from 151 to 121.  
**Proposal:** To construct a hotel 88 feet in height 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](mailto:JFFreise@Columbus.gov)

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8. **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 from 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) away from a residentially zoned district.

**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

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9. **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](mailto:JFFreise@Columbus.gov)

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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 28 to 9 on the eastern parcel and from 104 to 46 on the western parcel.

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

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11. **Application No.:** **BZA16-090**  
**Location:** **1533 FRANKLIN PARK SOUTH (43205)**, located on the south side of Franklin Park South, approximately 230 feet west of Kelton Avenue

**Area Comm./Civic:** Near East 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 24 feet.

**Proposal:** To construct a new 24 foot tall, 1,425 square foot garage.  
**Applicant(s):** Leslie G. Ford and Mark S. Delzell  
 1533 Franklin Park South  
 Columbus, Ohio 43205

**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

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