

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

The Columbus Board of Zoning Adjustment held 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](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.:** BZA16-110 **\*\*\*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

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
3. **Application No.:** **BZA16-155 \*\*\* APPROVED 3-0 \*\*\***  
**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 \*\*\*TABLED 3-0 \*\*\***  
**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 \*\*\* APPROVED 3-0 \*\*\***  
**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 \*\*\* APPROVED 4-0 \*\*\***  
**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 \*\*\* APPROVED 5-0 (3321.05, 3332.26) 4-1 (3332.21) \*\*\***  
**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 \*\*\* APPROVED 4-0 \*\*\***  
**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 \*\*\* APPROVED 4-0 \*\*\***  
**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 \*\*\* APPROVED 4-0 \*\*\***  
**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

12. **Application No.:** **BZA16-164 \*\*\* APPROVED 5-0 \*\*\***  
**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** **\*\*\*TABLED 3-0 \*\*\***  
**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** **\*\*\* APPROVED 4-0 \*\*\***  
**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
16. **Application No.:** **BZA16-169** **\*\*\* APPROVED 5-0 (3389.033, 3312.49, 3312.53) TABLED 5-0 (3389.12) \*\*\***  
**Location:** **3777 DUBLIN ROAD (43221)**, located on the west side of Dublin Road, approximately 420 feet north of Fishinger 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 \*\*\* APPROVED 5-0 \*\*\***  
**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 \*\*\* APPROVED 5-0 \*\*\***  
**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
20. **Application No.:** BZA16-175 **\*\*\* APPROVED 5-0 \*\*\***  
**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 **\*\*\* APPROVED 4-1 \*\*\***  
**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 \*\*\* APPROVED 3-1 \*\*\***  
**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 \*\*\* APPROVED 4-0 \*\*\***  
**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** \*\*\* **APPROVED 3-0-1** \*\*\*  
**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** \*\*\* **APPROVED 4-0** \*\*\*  
**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