

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

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **MARCH 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.

- Application No.:** BZA17-001
Location: 192 EAST 2ND AVENUE (43201), located approximately 120 feet west of North 4th Street.
Area Comm./Civic: Italian Village
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.18, Basis of computing area.
To increase the allowable lot coverage from 50% to 52.8%.
Proposal: To construct a detached garage and breezeway addition onto a house.
Applicant(s): Juliet Bullock, Architect
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: None.
Property Owner(s): Faraz Khan, Member; East Second Partners, L.L.C.
605 North High Street, Suite 137
Columbus, Ohio 43215
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

2. **Application No.:** **BZA17-002**
 Location: **5526 WEST BROAD STREET (43228)**, located on the north side of West Broad Street, approximately 360 feet west of Hilliard-Rome Road.
 Area Comm./Civic: Westland Area Commission
 Existing Zoning: LC-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 236 to 0.
 Proposal: The applicant proposes to expand a garden center by adding outdoor display.
 Applicant(s): Strader's Garden Centers, c/o Patricia J. Anderson, President
 5350 Riverside Drive
 Columbus, Ohio 43220
 Attorney/Agent: None
 Property Owner(s): Mouth of Wilson, LLC
 2550 Brixton Road
 Columbus, Ohio 43221
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov
3. **Application No.:** **BZA17-003**
 Location: **1109 SOUTH HAMPTON ROAD (43227)**, located at the northwest corner of South Hampton Road and Brownlee Road.
 Area Comm./Civic: None
 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3321.05(B,2), Vision clearance.
 To increase the height of an opaque fence/wall located within the vision clearance triangle from 2.5 feet to 4 feet.
 Proposal: To allow a 4 foot fence/wall in the vision clearance triangle.
 Applicant(s): Guadalupe Osario
 1109 South Hampton Road
 Columbus, Ohio 43227
 Attorney/Agent: None
 Property Owner(s): Applicant
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

4. **Application No.:** **BZA17-004**
Location: **1900 IKEA WAY (43240)**, located at the northeast corner of I-71 and Ikea Way (formerly Gemini Place).
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: LC-4, Commercial District
Request: Special Permit(s) to Section(s):
3389.131, Temporary parking lot.
To permit the establishment of two temporary parking lots for a period of not more than two years.
Proposal: To allow the establishment of two temporary parking lots.
Applicant(s): CESO, Inc.; Attention: Jonathan Kocinski, PE
395 Springside Drive, Suite 202
Akron, Ohio 44333
Attorney/Agent: None.
Property Owner(s): IKEA Property, Inc.; Attention: Terence Profita
420 Allen Wood Drive
Conshohocken, Pennsylvania 19428
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
5. **Application No.:** **BZA17-005**
Location: **1022 WEST BROAD STREET (43215)**, located at the northwest corner of West Broad Street and Rodgers Avenue.
Area Comm./Civic: Franklinton Area Commission
Existing Zoning: LC-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 35 to 19.
3312.21, Landscaping and screening.
To relocate the required shade tree/landscape islands to the west side of the building.
3372.607, Landscaping and screening.
To relocate the required landscaped area of the fence to the west side of the building.
Proposal: To convert a warehouse into a mixed used eating and drinking establishment and offices.
Applicant(s): Shireen Saa
5661 Dorshire Drive
Galena, Ohio 43021
Attorney/Agent: Architectural Alliance, c/o John Oney
165 North Fifth Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

6. **Application No.:** **BZA17-006**
Location: **343 KING AVENUE (43201)**, located on the south side of King Avenue, approximately 80 feet west of Pennsylvania Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3372.542, Maximum lot coverage.
To increase the allowable lot coverage from 25% to 35%.
3372.544, Maximum floor area.
To increase the maximum floor area from 0.40 to 0.60.
Proposal: To construct a rear, two-story addition of habitable space, a rear, two-story porch and a three car detached garage.
Applicant(s): Wayne A. Garland, Jr.; c/o Donald Plank; Plank Law Firm
423 East Town Street, 2nd Floor
Columbus, Ohio 43215
Attorney/Agent: Donald Plank; Plank Law Firm
423 East Town Street, 2nd Floor
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
7. **Application No.:** **BZA17-009**
Location: **1079 NORTH HIGH STREET (43201)**, located at the northwest corner of West 3rd Avenue and North High Street.
Area Comm./Civic: Victorian Village Commission
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3309.14, Height districts.
To increase the allowable height of a building from 35 feet to 65 feet (30 feet).
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 216 to 146 (70 spaces).
Proposal: To construct a 5 story mixed-use building.
Applicant(s): Preferred Living
750 Communications Parkway
Columbus, Ohio 43214
Attorney/Agent: Underhill & Hodge, L.L.C.; c/o David Hodge
800 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Concept Equity Development, L.L.C.
87 West Main Street
Columbus, Ohio 43215
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

8. **Application No.:** BZA17-020
Location: 925 MT. VERNON AVENUE (43203), located at the southwest corner of Mt. Vernon Avenue and North 17th Street.
Area Comm./Civic: Near East 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 minimum number of required parking spaces from 14 to 0.
3372.604, Setback requirements.
To increase the maximum setback from 10 feet to 15 feet.
3372.605(D), Building design standards.
To provide no glass.
Proposal: To allow an art gallery and performance space as well as an outdoor café.
Applicant(s): City of Columbus Land Redevelopment Office, c/o Rezza Reyazi & Maroon Arts Group, c/o Sheri J. Neale, Program Director
50 West Gay Street, Fourth Floor.
Columbus, Ohio 43215
Attorney/Agent: Kay Onwukwe, Architect
2929 North High Street
Columbus, Ohio 43203
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
9. **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

10. **Application No.:** **BZA16-168**
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

11. **Application No.:** BZA16-170
Location: 218 EAST 7TH AVENUE (43201), located on the north side of East 7th Avenue, approximately 152 feet west of North 4th Street.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the required rear yard from 25% (753.38 square feet) of the lot area to 3% of the lot area (90.75 square feet). The current rear yard is non-conforming at 21.3% of the lot area (642.90 square feet).
3372.541, Landscaped area and treatment.
To reduce the landscaping behind the most rear portion of the dwelling from 10% to 3%.
3372.542, Maximum lot coverage.
To increase the allowable lot coverage from 25% to 28%.
3372.544, Maximum floor area.
To increase the maximum floor area from 0.40 to 0.50.
Proposal: To construct a half-bathroom and attached 2-car garage onto a single-unit dwelling.
Applicant(s): Stephen Bollinger
36 West 4th Avenue
Columbus, Ohio 43201
Attorney/Agent: None.
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

12. Application No.: **BZA16-163**
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.
Lots A, B, C & D: To reduce the required lot width from 50 feet to 32 feet.
3332.15, R-4 area district requirements.
To reduce the minimum lot area from 5,000 square feet to 2,851 square feet for Lot A; 2,881 square feet for Lot B; and 2,864 square feet for Lots C & D.
3332.19, Fronting.
Lots B & D: To allow a single-family dwelling to not front upon a public street.
3312.13, Driveway.
Lots A, C & D: To not provide a driveway to an off-street parking space on the same parcel as the dwelling; to provide a shared driveway with easement access on adjacent parcels. To reduce the minimum width of a driveway from 10 feet to 5 feet, 10 inches on Lot B and to 5 feet, 9-3/4 inches on Lot D.
3312.25, Manuvering.
Lots A, C & D: To not provide complete on-site maneuvering for vehicles. To provide maneuvering via easements on adjacent parcels to access parking.
3312.49, Minimum numbers of parking spaces required.
Lot A: To reduce the required number of parking spaces from 2 to 1.
3332.21, Building line.
Lot C: To reduce the required building setback line from 14 feet to 10 feet.
Proposal: To create a lot splits for the purpose of constructing four, single-family dwellings.
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

13. **Application No.:** BZA17-016
Location: 4569 EAST 5TH AVENUE (43219), located on the south side of East 5th Avenue, approximately 1,685 feet east of North Yearling Road
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To allow the establishment of an asphalt recycling facility.
Proposal: To permit the establishment of an asphalt recycling facility.
Applicant(s): Preferred Living
750 Communications Parkway
Columbus, Ohio 43212
Attorney/Agent: Underhill & Hodge, L.L.C.; c/o David Hodge
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Solihull/Airport, L.L.C.
150 East Broad Street, Suite 800
Columbus, Ohio 43215
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov