

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
APRIL 25, 2017**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **APRIL 25, 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.:** BZA16-177
Location: 1026 FRANKLIN AVENUE (43205), located at the northeast corner of Franklin Avenue and South 21st Street.
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 allowable height of a garage from 15 feet to 19 feet 11 inches
Proposal: To construct a detached garage.
Applicant(s): Nicole Fawcett
1026 Franklin Avenue
Columbus, Ohio 43205
Attorney/Agent: Larsen Dwellings, c/o Peter T. Larsen
1131 Hidden Cove Court
Westerville, Ohio 43082
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

2. **Application No.:** BZA17-011
Location: 149 WEST SECOND AVENUE (43201), located at the southeast corner of West Second Avenue and Dennison Avenue.
Area Comm./Civic: Victorian Village Commission
Existing Zoning: AR-LD, Apartment Residential District
Request: Variance(s) to Section(s):
3332.15, R-4 area district requirements
To reduce the lot area for a four dwelling unit from 1,500 square feet per dwelling unit to 949.3 square feet per dwelling unit.
3332.05, Area district lot width requirements.
To reduce the lot width from 50 feet to 37.47 feet.
3333.15, Basis of computing area.
To increase the lot coverage from 50 percent to 58.6 percent.
3333.22, Maximum side yard required.
To decrease the maximum side yards from 7.5 feet to 7.4 feet.
3333.23, Minimum side yard permitted.
To reduce the minimum side yards from 5 feet to 3 feet.
3333.19, Building lines on corner lots; exceptions.
To reduce the building line along Dennison Avenue from 5.6 feet to 4.4 feet.
3333.25, Side or rear yard obstruction.
To allow a parking pad in the rear yard.
3321.05(B,2), Vision clearance.
To allow a parking area to encroach into the vision clearance triangle.
Proposal: To construct a 4 unit dwelling.
Applicant(s): Reza Reyazi
4374 Kendale Road
Columbus, Ohio 43220
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
3. **Application No.:** BZA17-012
Location: 2381 DELAVAN DRIVE (43219), located on the south side of Delavan Drive, approximately 823 feet east of Brentnell Avenue.
Area Comm./Civic: North Central Area Commission
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the maximum side yards from 11 feet to 4 feet 8 inches.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 to 0 feet on the west side.
Proposal: To construct a carport in the required side yard.
Applicant(s): Dianne J. Haley
2381 Delavan Drive
Columbus, Ohio 43219
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4. **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 16.
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
5. **Application No.:** **BZA17-013**
Location: **800 NORTH HIGH STREET (43215)**, located at the southeast corner of East Hubbard Avenue and North High Street.
Area Comm./Civic: Italian Village 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 parking spaces from 411 to 146 (265 spaces).
3356.11, C-4 district setback lines.
To reduce the required building setback along High Street from 60 feet to 0 feet and along Hubbard Avenue from 25 feet to 0 feet.
3309.14, Height districts.
To increase the allowable height of a building from 35 feet to 139 feet (an increase of 107 feet).
3312.53, Minimum number of loading spaces required.
To reduce the required number of loading spaces 2 to 0.
3321.05, Vision clearance.
To reduce the required vision clearance from 10 feet to 0 feet.
Proposal: To construct a multiple-story hotel and commercial building.
Applicant(s): Same as owner.
Attorney/Agent: E.M.H.&T., Inc.; c/o Brian Quackenbush
550 New Albany Road
Columbus, Ohio 43054
Property Owner(s): Hubbard High Acquisition, L.L.C.; c/o Nelson Yoder
6640 Riverside Drive, Suite 500
Dublin, Ohio 43017
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

6. **Application No.:** **BZA17-014**
 Location: **980 DELAWARE AVENUE (43201)**, located on the east side of Delaware Avenue, approximately 295 feet north of West 1st Avenue.
 Area Comm./Civic: Victorian Village Commission
 Existing Zoning: R-4, Residential District
 Request: Variances(s) to Section(s):
 3332.18, Basis of computing area.
 To increase the allowable lot coverage from 50% to 59.4%.
 3332.21, Building lines.
 To reduce the required building setback from 10 feet to 6.6 feet.
 Proposal: To construct a single-family dwelling and detached garage.
 Applicant(s): Juliet Bullock, Architect
 1182 Wyandotte Road
 Columbus, Ohio 43212
 Attorney/Agent: Same as applicant.
 Property Owner(s): Anthony Meyer
 984 Delaware Avenue
 Columbus, Ohio 43201
 Case Planner: David J. Reiss, (614) 645-7973
 E-mail: DJReiss@Columbus.gov

7. **Application No.:** **BZA17-015**
 Location: **249 EAST GREENWOOD AVENUE (43201)**, located at the southwest
 corner of North 5th Street and Greenwood Avenue. (Includes proposed
 lots at the northwest corner of East 4th Avenue and North 5th Street.)

 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.
 To reduce the minimum lot widths for each lot from 50 feet to 32
 feet 5-1/8 inches for Lot A; 33 feet for Lot B; 40 feet 3-1/2 inches for
 Lot C; 36 feet 4-3/4 inches for Lot D; 34 feet 4 inches for Lot E; and
 35 feet for Lot F.
 3332.15, R-4 area district requirements.
 To reduce the minimum lot area for each lot from 5,000 square feet
 to 3,362 square feet for Lot A; 3,364 square feet for Lot B; 4,060.1
 square feet for Lot C; 2,940.13 square feet for Lot D; 2,804.3
 square feet for Lot E; and 2,900.8 square feet for Lot F.
 3312.13, Driveway.
 To not provide an exclusive driveway to parking spaces or a garage
 for Lots A and B.
 3312.25, Maneuvering.
 To not provide on-site maneuvering for access to parking spaces
 for Lots A and B.
 3332.19, Fronting.
 To allow a dwelling not to front upon a public street for Lots D, E
 and F.
 3332.27, Rear yard.
 To reduce the required rear yard from 25% of the lot area to 21.6%
 for Lot D; 23.3% for Lot E and 21.2% for Lot F.

 Proposal: To create six (6) sub-standard lots in order to construct six (6) single-family
 dwellings.
 Applicant(s): Juliet Bullock, Architect
 1182 Wyandotte Road
 Columbus, Ohio 43212

 Attorney/Agent: Same as applicant.
 Property Owner(s): The New Victorians
 455 West 3rd Avenue
 Columbus, Ohio 43201

 Case Planner: David J. Reiss, (614) 645-7973
 E-mail: DJReiss@Columbus

8. **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
9. **Application No.:** **BZA17-019**
Location: **4217 NORTH HIGH STREET (43214)**, located at the southwest corner of North High Street and Deland Avenue.
Area Comm./Civic: Clintonville 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 additional parking spaces from 10 to 0. (68 spaces are provided.)
Proposal: A change of use from retail to eating and drinking establishment.
Applicant(s): High Deland II, LLC
5380 Havenhill Drive
Columbus, Ohio 43214
Attorney/Agent: Sean Mentel, Atty.
100 South Fourth Street, Ste. 100
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

10. **Application No.:** BZA17-021
Location: 3025 OLENTANGY RIVER ROAD (43202), located on the west side of Olentangy River Road, approximately 250 feet south of Stinchcomb Drive.
Area Comm./Civic: None
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 159 to 138.
Proposal: A change of use from retail to an eating and drinking establishment.
Applicant(s): Shoppes on Olentangy II, LLC
1480 Dublin Road
Columbus, Ohio 43215
Attorney/Agent: J.L. Bender, Architect
3040 Riverside Drive
Columbus, Ohio 44105
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
11. **Application No.:** BZA17-022
Location: 98 ERIE ROAD (43214), located at the north east corner of Erie Road and Milton Avenue
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(F), Private garage.
To increase the lot area devoted to private garage from 720 square feet to 768 square feet.
3332.38(G), Private garage.
To increase the allowable height of a garage from 15 feet to 21 feet.
Proposal: To construct a detached garage.
Applicant(s): James and Jill Bookwalter
98 Erie Road
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

12. **Application No.:** **BZA17-023**
Location: **3420 OLENTANGY RIVER ROAD (43214)**, located at the southeast corner of Olentangy River Road and State Route 315.
Area Comm./Civic: None
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3309.14(A), Height districts.
To increase the maximum allowable height from 35 feet to 120 feet for an administration building and to 70 feet for a parking garage.
3356.11, C-4 district setback lines.
To reduce the required building setback from 25 feet to 0 feet for all respective property lines.
Proposal: To construct a new administrative offices and parking garage for Ohio Health.
Applicant(s): Ohio Health, c/o Doug Scholl
3535 Olentangy River Road
Columbus, Ohio 43214
Attorney/Agent: Christopher N. Slagle, Atty
100 South Third Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
13. **Application No.:** **BZA17-030**
Location: **878 CURLEYS COURT (43235)**, located at the northwest corner of Curleys Court and Olentangy River Road
Area Comm./Civic: None
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3312.13, Driveway
To allow a driveway to be accessed from a private lot rather than public right of way.
3312.25, Maneuvering
To allow maneuvering over property lines.
Proposal: To construct a single-family dwelling with no access to the public right of way.
Applicant(s): Mhd Nouri Ourfali
878 Curleys Court
Columbus, Ohio 43235
Attorney/Agent: None
Property Owner(s): Abray, LLC
7799 Barkwood Drive
Worthington, Ohio 43085
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

14. **Application No.:** BZA17-033
Location: 5400 LITTLE TURTLE WAY (43081), located on the north side of Longrifle Road, approximately 200 feet east of Double Eagle Drive. Also, at the southeast corner of Firewater Lane and Little Turtle Way.
Area Comm./Civic: Northland Community Council
Existing Zoning: PC, Planned Community District
Request: Variance(s) to Section(s):
3347.04, Performance criteria.
To reduce the required minimum perimeter yard from 59 feet to 25 feet (34 feet).
Proposal: To construct 8, 18-unit residential buildings; 144 units.
Applicant(s): Firewater Limited
6253 Riverside Drive, Suite 200
Dublin, Ohio 43017
Attorney/Agent: Mo M. Dioun
6253 Riverside Drive, Suite 200
Dublin, Ohio 43017
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov