

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
MAY 23, 2017**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **MAY 23, 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.:** [\*\*BZA17-008\*\*](#)  
**Location:** **3541 BEULAH ROAD (43224)**, located on the west side of Beulah Road, approximately 185 feet south of Carolyn Avenue  
**Area Comm./Civic:** North Linden Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.21, Building lines.  
To reduce the building line from the platted 30 foot building line to 24 feet 4 inches.  
**Proposal:** To legitimize an existing building line.  
**Applicant(s):** Cheryl Butler  
2746 Cheshire Road  
Delaware, Ohio 43015  
**Attorney/Agent:** None  
**Property Owner(s):** The Real Estate Butler, LLC  
2746 Cheshire Road  
Delaware, Ohio 43015  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov

2. **Application No.:** [BZA17-024](#)  
**Location:** **1429 HADDON ROAD (43209)**, located on the north side of Haddon Road, approximately 106 feet east of College Avenue.  
**Area Comm./Civic:** Mid-east Area Community Collaborative  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.25, Maximum side yards required.  
To reduce the maximum side yards from 20% of the width of the lot (22 feet or not more than 16 feet) to 12.09% of the width of the lot (13.30 feet). (The existing maximum side yard is 14.08 feet or 15.49% of the width of the lot.)  
**Proposal:** To expand the master bedroom and bathroom of a single-family dwelling.  
**Applicant(s):** Baldwin Can-struction, L.L.C.  
2770 Groveport Road  
Columbus, Ohio 43207  
**Attorney/Agent:** Gavin Hossfeld  
2770 Groveport Road  
Columbus, Ohio 43207  
**Property Owner(s):** John E. Frank  
1429 Haddon Road  
Columbus, Ohio 43209  
**Case Planner:** David J. Reiss, (614) 645-7973  
**E-mail:** DJReiss@Columbus.gov
3. **Application No.:** [BZA17-026](#)  
**Location:** **90 FALLIS ROAD (43221)**, located on the north side of Fallis Road, approximately 100 feet west of Foster Street  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26(E), Minimum side yard permitted.  
To reduce the minimum side yard for a garage from 3 feet to 0 feet.  
3391.05(A,1,b), Limits to modifications of nonconforming structures.  
To expand a non-conforming structure by 100%.  
**Proposal:** To construct a garage addition.  
**Applicant(s):** Glen & Marissa Lodge  
90 Fallis Road  
Columbus, Ohio 43214  
**Attorney/Agent:** Eric T. Close, Contractor  
2279 Shrewsbury Road  
Columbus, Ohio 43221  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

4. **Application No.:** [BZA17-027](#)  
**Location:** **86 WEST LANE AVENUE (43201)**, located on the north side of West Lane Avenue, approximately 650 feet west of North High Street  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** AR-4, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3372.562, Landscaped area and treatment.  
To allow the area at the rear of the property (north side) that is not used for building, required parking, required driveway or maneuvering area, refuse storage and access area, pedestrian walkway, patio, deck, porch, bicycle storage, or for the placement of utility or mechanical equipment to remain paved.  
3372.563, Maximum lot coverage.  
To increase the lot coverage from 30% to 48%.  
3372.564, Parking  
To increase the lot area devoted to parking from 35% to 36%.  
3372.567, Maximum floor area  
To increase the maximum floor area from 4,942.2 square feet (.60%) to 9,594 square feet (1.16%)  
3372.561, Density.  
To increase the density of an apartment building by reducing the required square footage of a unit from 700 square feet to 689.7 square feet.  
**Proposal:** To convert 27 efficiency units to 12 two and four bedroom units (30 beds).  
**Applicant(s):** 86 West Lane, LLC  
222 East 11th Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** Sean Mentel, Atty.  
100 South 4th Street  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

5. **Application No.:** [BZA17-029](#)  
**Location:** **5796 KARL ROAD (43229)**, located at the northeast corner of Karl Court and Karl Road.  
**Area Comm./Civic:** Northland Community Council  
**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. (49 parking spaces are provided.)  
**Proposal:** To use 4,851 square feet of additional existing floor space for church-related purposes.  
**Applicant(s):** Faith Life Family Church  
5796 Karl Road  
Columbus, Ohio 43229  
**Attorney/Agent:** Pastor Don Casioli  
5796 Karl Road  
Columbus, Ohio 43229  
**Property Owner(s):** Same as applicant.  
**Case Planner:** David J. Reiss, (614) 645-7973  
**E-mail:** DJReiss@Columbus.gov
6. **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

7. **Application No.:** [BZA17-031](#)  
**Location:** **3309 WELSH ABBEY ROAD (43017)**, located at the southwest corner of Dyrham Park Drive, River Highlands Way and Welsh Abbey Road. (Also can be described as being on the east side of Riverside Drive, approximately 161 feet north of Case Road.)
- Area Comm./Civic:** Northwest Civic Association  
**Existing Zoning:** PUD-6, Planned Unit Development District  
**Request:** Variance(s) to Section(s):  
3345.07, Contents of application for establishment of PUD.  
To reduce the required building setback from 90 feet to 68 feet (22 feet).
- Proposal:** To construct a covered patio on the west side of a single-family dwelling.  
**Applicant(s):** Terry Matthews  
3309 Welsh Abbey Road  
Dublin, Ohio 43017
- Attorney/Agent:** None  
**Property Owner(s):** Same as applicant.  
**Case Planner:** David J. Reiss, (614) 645-7973  
**E-mail:** DJReiss@Columbus.gov
8. **Application No.:** [BZA17-032](#)  
**Location:** **4805 OLENTANGY BOULEVARD (43214)**, located on the west side of Olentangy Boulevard, approximately 100 feet north of Rustic Place
- Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** R-1, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26, Minimum side yard permitted  
To reduce the minimum side yard from 5 feet to 4.3'.  
3332.27, Rear yard  
To reduce the required rear yard from 25% to 13%.
- Proposal:** To raze and rebuild a deck.  
**Applicant(s):** Susan E. & Jeffrey A. Young  
4085 Olentangy Boulevard  
Columbus, Ohio 43214
- Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

9. **Application No.:** [BZA17-034](#)  
**Location:** **2485 CLEVELAND AVENUE (43211)**, located on the west side of Cleveland Avenue, approximately 50 feet north of Arlington Avenue.  
**Area Comm./Civic:** North Linden Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3372.604(A), Setback requirements  
To increase the maximum building setback from 10 feet to 40 feet.  
3372.604(B), Setback requirements  
To allow a parking lot to be located in front of the building.  
3312.43, Required surface for parking.  
To allow a gravel parking lot.  
3312.13(B), Driveway  
To reduce the minimum width of a driveway from 20 feet to 18 feet.  
3356.07, Distance separation standards.  
To reduce the separation for a roof opening from residential district from 25 feet to 13 feet.  
**Proposal:** A change of use from warehouse to private automotive repair and detailing shop.  
**Applicant(s):** Al Didkite  
2916 Hau Drive  
Columbus, Ohio 43219  
**Attorney/Agent:** David Hawkins, Architect  
2669 Elliot Avenue  
Columbus, Ohio 43204  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
10. **Application No.:** [BZA17-042](#)  
**Location:** **228 PRESTON ROAD (43209)**, located on the east side of Preston Road, approximately 1800 feet south of East Broad Street  
**Area Comm./Civic:** None  
**Existing Zoning:** RRR, Residential District  
**Request:** Variance(s) to Section(s):  
**Proposal:** To legitimize a non-conforming garage.  
**Applicant(s):** Thomas Metzger and Allison Day  
228 Preston Road  
Columbus, Ohio 43209  
**Attorney/Agent:** Pete Foster, Design Professional  
685 Montrose Avenue  
Bexley, Ohio 43209  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov

11. **Application No.:** [BZA17-043](#)  
**Location:** **19 WEST RUSSELL STREET (43215)**, located on the south side of West Russell Street, approximately 100 feet west of North High Street  
**Area Comm./Civic:** Victorian Village 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 7 to 0.  
**Proposal:** A change of use from bakery to eating and drinking establishment.  
**Applicant(s):** The Wood Companies, c/o Tyler Puhl  
939 North High Street, Ste. 206  
Columbus, Ohio 43201  
**Attorney/Agent:** Michael T. Shannon, Atty.  
500 South Front Street, Ste. 1200  
Columbus, Ohio 43215  
**Property Owner(s):** Russell & High, LLC  
939 North High Street, Ste. 206  
Columbus, Ohio 43201  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov
12. **Application No.:** [BZA16-166](#)  
**Location:** **2515 GROVEPORT ROAD (43207)**, located on the west side of Groveport Road, approximately 220 feet south of Glendower Avenue.  
**Area Comm./Civic:** Far South Columbus Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3392.10, Performance requirements.  
To increase the maximum height of piles of metal from 10 feet to 27 feet.  
**Proposal:** To allow piled heights of metals to exceed 10 feet, to 27 feet.  
**Applicant(s):** Ace Iron & Metal Company  
2515 Groveport Road  
Columbus, Ohio 43207  
**Attorney/Agent:** Jackson B. Reynolds, III  
37 West Broad Street, Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** Same as applicant.  
**Case Planner:** David J. Reiss, (614) 645-7973  
**E-mail:** DJReiss@Columbus.gov

13. **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