

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
JUNE 27, 2017**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **JUNE 27, 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.:** **BZA16-156      \*\*POSTPONED\*\***

**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:** Variances(s) to Section(s):  
3332.25, Maximum side yards required.  
    To reduce the sum of the widths of the required side yards from 20% (11.78 feet) of the width of the lot to 12% (7 feet).  
3332.26, Minimum side yard permitted.  
    To reduce the minimum side yard from 7.9 feet to 0 feet along the west side for a parking space.  
3312.29, Parking space.  
    To reduce the required width of a parking space from 9 feet to 7.9 feet.

**Proposal:** To allow a 359.45 square foot driveway and parking space expansion to remain.

**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

2. **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](mailto:JFFreise@Columbus.gov)
3. **Application No.:** [BZA17-035](#)  
**Location:** **2082 FAIRWOOD AVENUE (43207)**, located on the east side of Fairwood Avenue, approximately 100 feet south of Innis Avenue.  
**Area Comm./Civic:** Columbus South Side Area Commission  
**Existing Zoning:** M-1, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3365.085, Telecommunication antennas.  
To reduce the separation of a monopole tower from a residential district from 200% of the height of the 180 foot tower (360 feet) to 157% (284 feet).  
**Proposal:** To erect a 180 foot telecommunications tower.  
**Applicant(s):** City of Columbus Finance and Real Estate Office  
90 West Broad Street  
Columbus, Ohio 43215  
**Attorney/Agent:** Phillip Schmidt, PE  
910 Dublin Road  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

4. **Application No.:** [BZA17-036](#)  
**Location:** **665 SOUTH 22ND STREET (43205)**, located on the west side of South 22nd Street, 35 feet south of Newton Street.  
**Area Comm./Civic:** Livingston Avenue Area Commission  
**Existing Zoning:** R-3 Residential District  
**Request:** Variance(s) to Section(s):  
3332.26, Minimum side yard permitted.  
To reduce the required side yard from 3 feet to 2 feet, 4 inches for a detached garage.  
**Proposal:** To allow an existing detached garage, constructed without permits, to remain on an existing footer that is too close to the side lot line.  
**Applicant(s):** Jose Villa  
1931 Parsons Avenue  
Columbus, Ohio 43207  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** South German Village, L.L.C.  
1931 Parsons Avenue  
Columbus, Ohio 43207  
**Case Planner:** David J. Reiss, (614) 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
5. **Application No.:** [BZA17-037](#)  
**Location:** **3063 & 3065 EAST 14TH AVENUE (43219)**, located on the south side of East 14th Avenue, approximately 100 feet west of Rarig Avenue.  
**Area Comm./Civic:** None  
**Existing Zoning:** M-1, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3365.21, Height and area regulations.  
To reduce the required side yard from 25 feet to 12.8 feet. (The existing side yard is 24.8 feet.)  
**Proposal:** To reduce the required side yard of a contiguous industrial lot from 25 feet to 12.8 feet.  
**Applicant(s):** Clarke Architects Inc.; c/o David E. Jamison  
7844 Flint Road  
Columbus, Ohio 43235  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** E. T. Paul Co., Inc.  
123 Parsons Avenue  
Columbus, Ohio 43215  
**Case Planner:** David J. Reiss, (614) 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

6. **Application No.:** [BZA17-039](#)  
**Location:** **3240 EAST BROAD STREET (43209)**, located at the northeast corner of Kellner Avenue and East Broad Street.  
**Area Comm./Civic:** Mid-East Area Community Collaborative  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3356.11, C-4 district setback lines.  
To reduce the required building setback along Denver Avenue from 25 feet to 12 feet, 6 inches for a pay station.  
**Proposal:** To install an automated pay station for a car wash.  
**Applicant(s):** Jeanne Cabral, Architect  
2939 Bexley Park Road  
Columbus, Ohio 43209  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** Mathena-Broadstreet, L.L.C.  
34522 North Scottsdale Road, #120-402  
Scottsdale, Arizona 85266  
**Case Planner:** David J. Reiss, (614) 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
7. **Application No.:** [BZA17-040](#)  
**Location:** **1253 EAST COOKE ROAD (43224)**, located on the south side of East Cooke Road, approximately 1,360 feet east of Maize Road.  
**Area Comm./Civic:** North Linden Area Commission  
**Existing Zoning:** R, Rural District  
**Request:** Variances(s) to Section(s):  
3332.38, Private garage.  
To increase the allowable area devoted to a private garage from a maximum of 1,492.3 square feet to 3,978 square feet. (778 square feet of garage space exists.) Also, to increase the allowable height of a garage from 15 feet to 21 feet, 4 inches.  
3312.43, Required surface for parking.  
To permit the establishment of a gravel driveway instead of asphalt, concrete or other approved hard surface from the existing blacktop pavement to the new garage and along the west side of the garage.  
**Proposal:** To construct a 3,200 square foot, detached garage.  
**Applicant(s):** Jeanne Cabral, Architect  
2939 Bexley Park Road  
Columbus, Ohio 43209  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** Luther M. & Yvette Henson  
1253 East Cooke Road  
Columbus, Ohio 43224  
**Case Planner:** David J. Reiss, (614) 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

8. **Application No.:** **BZA17-041** **\*\*WITHDRAWN\*\***  
**Location:** **12 WEST PACEMONT ROAD (43202)**, located at the northwest corner of West Pacemont and North High Street.  
**Area Comm./Civic:** Clintonville 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 0.  
**Proposal:** A change of use from retail to eating and drinking establishment.  
**Applicant(s):** Johnny Coffee, c/o Stephen Morrow  
2649 Dayton Avenue  
Columbus, Ohio 43202  
**Attorney/Agent:** None  
**Property Owner(s):** Toula Barouxis  
1426 Windham Road  
Columbus, Ohio 43220  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov
9. **Application No.:** [BZA17-044](#)  
**Location:** **3335 STELZER ROAD (43219)**, located on the west side of Stelzer Road, approximately 350 feet south of Morse Crossing.  
**Area Comm./Civic:** Northeast Area Commission  
**Existing Zoning:** R-1, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(F,G), Private garage.  
To increase the area devoted to private garage from 720 square feet to 1,812 square feet and to increase the height of a private garage from 15 feet to 16 feet 6 inches.  
**Proposal:** To construct a 1,200 square foot garage.  
**Applicant(s):** William (Dan) Coleman  
3335 Stelzer Road  
Columbus, Ohio 43219  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov

10. **Application No.:** [BZA17-045](#)  
**Location:** **831 BONHAM AVENUE (43211)**, located at the southeast corner of Bonham Avenue and Kingry Street.  
**Area Comm./Civic:** South Linden 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 25 feet to 0 feet.  
**Proposal:** To construct an addition to an existing warehouse.  
**Applicant(s):** Shoemaker Electric Co.  
831 Bonham Avenue  
Columbus, Ohio 43211  
**Attorney/Agent:** Edward M. Rainaldi, PE  
6610 Singletree Drive  
Columbus, Ohio 43229  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov
11. **Application No.:** [BZA17-056](#)  
**Location:** **15 EAST LANE AVENUE (43201)**, located at the southeast corner of East Lane Avenue and North High Street.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49- To permanently reduce the number of commercial parking spaces from 40 to 0 for parcel B and the number of residential parking spaces from 41 to 0 for parcel C and to accommodate 28 surplus commercial parking spaces for parcel A. To temporarily reduce the number of commercial parking spaces from 40 to 0 for parcel C and from 41 to 0 for parcel A and to accommodate 28 surplus parking spaces.  
To reduce the total number of required parking spaces from 109 to 0 for parcel B. To temporarily reduce the number of required commercial parking spaces from 41 (parcel A) and from 68 (parcel B) spaces to 0 resulting in 109 to 0 until August 1, 2018.  
3312.51, Loading space.  
To temporarily reduce the required number of loading spaces from 1 to 0 until August 1, 2018.  
**Proposal:** To allow a lot split resulting in the technical consolidation of previously approved variances for multiple mixed-use developments on separate parcels.  
**Applicant(s):** Schiff Properties, c/o Jared Schiff  
115 West Main Street, Ste. 100  
Columbus, Ohio 43215  
**Attorney/Agent:** Michael T. Shannon, Esq.  
500 South Front Street, Ste. 1200  
Columbus, Ohio 43215  
**Property Owner(s):** C&V Lane & High, LLC  
2015 Braemar Drive  
Columbus, Ohio 43220  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

12. **Application No.:** [BZA17-063](#)  
**Location:** **200 WEST NORWICH AVENUE (43201)**, located on the north side of West Norwich Street, approximately 167 feet west of Neil Avenue.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** AR-4, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3372.563, Maximum lot coverage.  
To increase the maximum lot coverage from 68% to 80%.  
3372.568, Height.  
To increase the maximum building height from 60 feet to 72 feet.  
**Proposal:** To construct a 6 story rooming house  
**Applicant(s):** Elsey Partners  
1532 College Avenue, Ste. F19  
Manhattan, Kansas 66502  
**Attorney/Agent:** Michael T. Shannon, Esq.  
500 South Front Street, Ste. 1200  
Columbus, Ohio 43215  
**Property Owner(s):** 200 West Norwich, LLC  
1532 College Avenue, Ste. F19  
Manhattan, Kansas 66502  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
13. **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](mailto:JFFreise@Columbus.gov)