

# RESULTS AGENDA

**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](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.:** BZA16-177 **\*\*APPROVED\*\***  
**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 \*\*APPROVED\*\***  
**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):  
3333.09, Area 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 2 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 \*\*APPROVED\*\***  
**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 \*\*APPROVED\*\***  
**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 \*\*TABLED\*\***  
**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 \*\*APPROVED\*\***  
      **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 \*\*APPROVED\*\***  
**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 \*\*APPROVED\*\***  
**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 \*\*APPROVED\*\***  
**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 \*\*APPROVED\*\***  
**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 \*\*APPROVED\*\***  
**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 \*\*APPROVED\*\***  
**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 50 feet to 0 feet for all respective property lines.  
**Proposal:** To construct an administrative office building and a 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 \*\*TABLED\*\***  
**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 **\*\*APPROVED\*\***  
**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