

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

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **JULY 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.:** [**BZA17-050**](#)
Location: **260 EAST BLAKE AVENUE (43202)**, located on the north side of East Blake Avenue, approximately 130 feet east of Medary Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the maximum side yards required from 20% of the width of the lot (6.4 feet) to 12.5% of the width of the lot (4 feet).
Proposal: To construct an 84 square foot, first-floor, half-bathroom and kitchen addition.
Applicant(s): Christopher S. Freiheit
1575 Blackstone Drive
Columbus, Ohio 43235
Attorney/Agent: None
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

2. **Application No.:** [BZA17-051](#)
Location: **2593 NORTH HIGH STREET (43202)**, located on the west side of North High Street, approximately 80 feet south of West Duncan Street.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of required additional parking spaces from 16 to 0.
Proposal: A change of use from retail to an eating and drinking establishment.
Applicant(s): Old North Arcade, LLC c/o Benjamin Morgan.
2593 North High Street
Columbus, Ohio 43202
Attorney/Agent: None
Property Owner(s): Edward L. and Elaine R. Cooper, Trustees
5842 Glendavon Place
Dublin, Ohio 43016
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbu.gov
3. **Application No.:** [BZA17-052](#)
Location: **1146 SUMMIT STREET (43201)**, located on the east side of Summit Street, approximately 96 feet north of East 4th Avenue.
Area Comm./Civic: Italian 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 53.5% of the lot.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 2 feet.
Proposal: To construct a one-car detached garage.
Applicant(s): Juliet Bullock, Architect
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: None.
Property Owner(s): Eli Adaham; 1146 Summit, L.L.C.
P.O. Box 15397
Columbus, Ohio 43215
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

4. **Application No.:** [BZA17-053](#)
Location: **277 EAST LIVINGSTON AVENUE (43215)**, located at the southwest corner of Grant Avenue and East Livingston Avenue.
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 required number of additional parking spaces from 23 to 0. (8 parking spaces are provided.)
Proposal: To add a 600 square foot patio to the west side of an existing restaurant and apartment building.
Applicant(s): 281 Livingston, L.L.C.; c/o Plank Law Firm
411 East Town Street, Floor 2
Columbus, Ohio 43215
Attorney/Agent: Donald Plank, Plank Law Firm, LPA
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov
5. **Application No.:** [BZA17-054](#)
Location: **420 EAST BEAUMONT STREET (43214)**, located on the north side of East Beaumont Street, approximately 120 feet east of Sharon Avenue.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the required minimum side yard from 5 feet to 3.7 feet on the east side of the dwelling.
3332.25, Maximum side yards required.
To reduce the total side yards from 12 feet to 9.5 feet.
Proposal: To raze a detached garage and construct an attached garage.
Applicant(s): Kyle Heiberger
420 East Beaumont Road
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbu.gov

6. **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
7. **Application No.:** [BZA17-058](#)
Location: **957 EAST BROAD STREET (43205)**, located on the south side of East Broad Street, approximately 156 feet west of Hoffman Avenue.
Area Comm./Civic: Near East Area Commission
Existing Zoning: AR-O, Apartment Office District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of required additional parking spaces from 8 to 0.
Proposal: A change of use from office and warehouse to child day care.
Applicant(s): John Paul II Daycare
957 East Broad Street
Columbus, Ohio 43205
Attorney/Agent: Berardi + Partners, c/o John Cochrane, Architect
1398 Goodale Boulevard
Columbus, Ohio 43212
Property Owner(s): Thomas J. MacKessy
4679 Aberdeen Avenue
Dublin, Ohio 43016
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbu.gov

8. **Application No.:** [BZA17-061](#)
Location: **3777 DUBLIN ROAD (43221)**, located on the west side of Dublin Road, approximately 420 feet north of Fisher Road.
Area Comm./Civic: None
Existing Zoning: LSR, Suburban Residential District
Request: Variance and Special Permit(s) to Section(s):
3389.033, Cemetery.
To grant a special permit for a columbarium.
3389.12, Portable building.
To grant a special permit for two storage buildings.
3312.49, Minimum numbers of parking spaces required.
To reduce the number of additional required parking spaces from 82 to 0 (484 to 406).
3312.53, Minimum number of loading spaces required.
To reduce the number of loading spaces from 1 to 0.
Proposal: To allow the expansion of a church and the construction of a columbarium.
Applicant(s): First Community Church of Columbus, Ohio
1320 Cambridge Boulevard
Columbus, Ohio 43212
Attorney/Agent: Jeffrey L. Brown, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbu.gov
9. **Application No.:** [BZA17-062](#)
Location: **4615 NORTH HIGH STREET (43214)**, located on the west side of North High Street, approximately 105 feet south of Nottingham Road.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.605, Building design standards.
To reduce the required width of the building from 60 feet to 39 feet.
(21 feet.)
3321.05, Vision clearance.
To reduce the required clear vision triangle from 10 feet to 5 feet.
Proposal: To rehabilitate an existing commercial building and upgrade the façade by constructing additions to the front and rear.
Applicant(s): G.D.R. Concepts, L.L.C.
P.O. Box 20646
Columbus, Ohio 43220
Attorney/Agent: Jackson B. Reynolds, III
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): Beechwold Lot, L.L.C.
470 Olde Worthington Road, Suite 1
Westerville, Ohio 43082
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

10. **Application No.:** [BZA17-065](#)
Location: **560 NOE-BIXBY ROAD (43213)**, located on the east side of Noe-Bixby Road, approximately 600 feet north of Farms Drive.
Area Comm./Civic: Far East Area Commission
Existing Zoning: RRR, Restricted Rural Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable square footage of a private, detached garage from the larger of 720 square feet or one-third of the minimum net floor area for the living quarters of the principal residence to 2,050 square feet and; to increase the allowable overall height of a detached garage from 15 feet to 23 feet, excluding parapets and ornamental structures.
Proposal: To construct a 2,050 square foot detached garage with habitable space.
Applicant(s): Tom & Linda Pace
560 Noe-Bixby Road
Columbus, Ohio 43213
Attorney/Agent: Michael T. Shannon, Esq.
500 South Front Street, Ste. 1200
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov
11. **Application No.:** [BZA16-156](#)
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

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 20 feet.
Proposal: To allow piled heights of metals to exceed 10 feet, to 20 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.:** [BZA17-010](#)
Location: **1112 NORTH HIGH STREET (43201)**, located on the east side of North High Street, approximately 250 feet south of East 4th Avenue.
Area Comm./Civic: Italian 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 required number of additional vehicle parking spaces from 56 to 0. (0 spaces are provided). Also, to reduce the required number of bicycle parking spaces from 4 to 0 (0 spaces are provided).
Proposal: To convert 6,035 square feet of commercial retail space into a restaurant.
Applicant(s): Jeffrey S. Parenteau
P.O. Box 1579
Dublin, Ohio 43017
Attorney/Agent: Donald Plank; Plank Law Firm, L.P.A.
423 East Town Street, 2nd Floor
Columbus, Ohio 43215
Property Owner(s): Giannopoulos Properties, Ltd.
P.O. Box 09499
Bexley, Ohio 43209
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

14. **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
15. **Application No.:** [BZA17-046](#)
Location: **1100 NORTH HIGH STREET (43201)**, located on the east side of North High Street, approximately 300 feet north of East 3rd Avenue.
Area Comm./Civic: Italian 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 required number of parking spaces from 28 to 0. (0 spaces are provided.)
Proposal: To convert an existing parking lot into an outdoor patio and seasonal community gathering space.
Applicant(s): Giannopoulos Properties, Ltd.
P.O. Box 09499
Bexley, Ohio 43209
Attorney/Agent: Donald Plank; Plank Law Firm
411 East Town Street, 2nd Floor
Columbus, Ohio 43215
Property Owner(s): Giannopoulos Properties, Ltd./Volos Properties, Ltd.
P.O. Box 09499
Bexley, Ohio 43209
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

16. **Application No.:** [BZA17-048](#)
Location: **341 EAST KOSSUTH STREET (43206)**, located on the south side of East Kossuth Street, 65.10 feet east of Ebner Street.
Area Comm./Civic: South Side Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the required side yards on the east and west sides from 3 feet to 2 feet for a detached garage.
Proposal: To construct a 616 square foot, detached garage.
Applicant(s): Mary B. Marsh
341 East Kossuth Street
Columbus, Ohio 43206
Attorney/Agent: None
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov