

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
AUGUST 22, 2017**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **AUGUST 22, 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.

- Application No.:** **BZA16-129**

Location: **214 EAST SYCAMORE STREET (43206)**, located on the north side of East Sycamore Street, approximately 100 feet east of South 5th Street.

Area Comm./Civic: German Village Commission

Existing Zoning: R-2F, Residential. District

Request: Variance(s) to Section(s):

 - 3332.14, R-2F area district requirements.
To reduce the required lot area from 6,000 square feet to 5,576 square feet for lot 1 and to 4,216 square feet for lot 2.
 - 3332.21, Building lines.
To reduce the building line from 10 feet to 3 feet for lot 2.
 - 3312.25, Maneuvering
To allow maneuvering over parcel lines for lot 1.
 - 3332.19, Fronting.
To allow a single-family dwelling to front on an alley rather than a public street.

Proposal: A lot split resulting in the construction of a detached garage for lot, 1 a detached garage for lot 2, and a single-family dwelling on lot 2.

Applicant(s): William A. Mains
227 East Deshler Avenue
Columbus, Ohio 43206

Attorney/Agent: William Hugus, Architect.
750 Mohawk Street
Columbus, Ohio 43206

Property Owner(s): Applicant

Case Planner: Jamie Freise, 645-6350

E-mail: JFFreise@Columbus.gov

2. **Application No.:** [BZA17-057](#)
Location: **149 HOSACK STREET (43207)**, located on the south side of Hosack Street, approximately 1,000 feet east of South High Street.
Area Comm./Civic: Columbus South Side 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 required building line from 4.25 feet to .5 feet.
Proposal: To raze and rebuild a research and testing lab.
Applicant(s): F.I. Industries
2020 Bruck Street
Columbus, Ohio 43207
Attorney/Agent: Frederic A. Goodman, Architect
744 South High Street
Columbus, Ohio 43206
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
3. **Application No.:** [BZA17-064](#)
Location: **6261 WRIGHT ROAD (43110)**, located on the south side of Wright Road, approximately 1,000 feet east of Gender Road.
Area Comm./Civic: Greater Southeast Area Commission
Existing Zoning: NC, Neighborhood Center District
Request: Special Permit(s) to Section(s):
3389.032, Animal kennel or animal shelter.
To permit an animal kennel or animal shelter with outdoor runs, cages, or structures.
Proposal: To allow outdoor runs, cages, or structures for the open air confinement of animals.
Applicant(s): Homewood Corporation
2700 East Dublin-Granville Road
Columbus, Ohio 43231
Attorney/Agent: Laura MacGregor Comek, Atty.
300 East Broad Street, Suite 450
Columbus, Ohio 43215
Property Owner(s): George A. Skestos, c/o Laura McGregor Comeck, Atty.
300 East Broad Street, Suite 450
Columbus, OH 43215
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

4. **Application No.:** [BZA17-067](#)
Location: **4425 PLYMOUTH ROCK COURT (43230)**, located at the terminus of Plymouth Rock Court at Forest Trail Drive. (Area is due south of Blendon Woods Metropolitan Park.)
Area Comm./Civic: Northland Community Council
Existing Zoning: PUD-2, Planned Unit Development District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the required rear yard from 25% (3,158 square feet) of the lot area to 20.1% (2,542 square feet) of the lot area.
Proposal: To construct a 616 square foot deck in the rear yard.
Applicant(s): Kavin & Pramoda Fatehchand
4425 Plymouth Rock Court
Columbus, Ohio 43230
Attorney/Agent: None.
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov
5. **Application No.:** [BZA17-068](#)
Location: **2470 WESTBELT DRIVE (43228)**, located at the northwest corner of Westbelt Drive and Currency Drive
Area Comm./Civic: None
Existing Zoning: C-4, Commercial District
Request: Special Permit(s) to Section(s):
3389.12, Portable building.
To permit a portable building as an accessory use to a legally occupied building.
Proposal: To permit a portable building as an accessory use to a legally occupied building.
Applicant(s): Penske Truck Leasing Company, c/o Andy Boff
2470 Westbelt Drive
Columbus, Ohio 43228
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

6. **Application No.:** [BZA17-070](#)
Location: **1326-1328 COURTLAND AVENUE (43201)**, located on the east side of Courtland Avenue, approximately 110 feet north of East 6th Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variances(s) to Section(s):
3332.05, Area district lot width requirements.
To reduce the required lot width of 50 feet to 32 feet.
3332.25, Maximum side yards required.
To reduce the maximum side yard from 20% of the lot width (6.4 feet) to 18.75% of the lot width (6 feet).
3332.26, Minimum side yard permitted.
To reduce the minimum side yards from 5 feet to 3 feet on both the north and south sides.
3325.801, Maximum lot coverage.
To allow a building to occupy greater than 25% of the lot area (1,120 square feet) to 26.875% of the lot area (1,204 square feet).
3325.801, Maximum floor area.
To increase the allowable floor area ratio from .40 (1,792 square feet) to .56 (2,528.6 square feet).
Proposal: To reconstruct a two-family dwelling.
Applicant(s): Juliet Bullock, Architect
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: Ryan David Crosley
612 Park Street, Suite 100
Columbus, Ohio 43215
Property Owner(s): S.I.P.B.W., L.L.C.; c/o Adam Smith
1228 Wyandotte Road
Columbus, Ohio 43212
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

7. **Application No.:** [BZA17-072](#)
Location: **295 & 301 EAST 5TH AVENUE (43201)**, located on the south side of East 5th Avenue, approximately 236 feet east of North 5th Street.
Area Comm./Civic: Italian Village
Existing Zoning: R-4, Residential District
Request: Variances(s) to Section(s):
3332.05, Area district lot width requirements.
To reduce the required lot widths from 50 feet to 32 feet for lots A,B,C & D.
3332.15, R-4 Area district requirements.
To reduce the minimum lot areas from 5,000 square feet to 2,408.6 square feet for lots A and C and from 6,000 square feet to 3,134.7 square feet for lots B & D.
3332.19, Fronting.
To allow two single-family dwellings to not front upon a public street (lots A & C).
3332.21, Building lines.
To reduce the required building setback line from 10 feet to 8 feet, 7/8 inches for lot D; 5 feet 4-7/8 inches for lot B and; to 5 feet, 11 inches for lots A and C.
3312.25, Maneuvering.
To allow maneuvering to access parking spaces on all adjacent parcels.
3312.13, Driveway.
To allow a driveway on adjacent lots (A & C) to access parking spaces on lots B & D. Also, to reduce the minimum width of a driveway from 10 feet to 5 feet on lots A & C.
Proposal: To create four parcels through lot splits; to retain two existing single-family dwellings and to construct two new single-family dwellings.
Applicant(s): Juliet Bullock, Architect
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: None
Property Owner(s): Xhevair Brakaj
1832 Barrington Road
Upper Arlington, Ohio 43221
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

8. **Application No.:** [BZA17-075](#)
Location: **4048 MORSE ROAD (43230)**, located at the northeast corner of Transit Drive & Morse Road.
Area Comm./Civic: Northland Community Council
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3356.11, C-4 district setback lines.
To reduce the required building setback from 80 feet to 70 feet.
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 419 to 280 (139 spaces).
3312.53, Minimum number of loading spaces required.
To reduce the required number of loading spaces from 2 to 0.
3309.14, Height district.
To increase the overall height of a building from 35 feet to 75 feet, excluding mechanicals, elevator shafts and parapets.
Proposal: To construct a 263 room hotel and a restaurant.
Applicant(s): Continental Real Estate Companies
150 East Broad Street, Suite 800
Columbus, Ohio 43215
Attorney/Agent: Michael T. Shannon
500 South Front Street, Suite 1200
Columbus, Ohio 43215
Property Owner(s): Morse Transit Acquisitions, L.L.C.
150 East Broad Street, Suite 800
Columbus, Ohio 43215
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov
9. **Application No.:** [BZA17-077](#)
Location: **6107 CASTLE ROCK DRIVE (43205)**, located on the south side of Castle Rock Drive, approximately 40 feet west of Gleason Street.
Area Comm./Civic: Greater Southeast Area Commission
Existing Zoning: NG, Neighborhood General District
Request: Variance(s) to Section(s):
3320.19(B,4), Private buildings.
To allow a dwelling where the facade is not parallel to straight frontage lines or parallel to the chord of the street.
3320.19(B,5), Private buildings.
To reduce the building facades along the frontage line from 40% to 0%.
Proposal: To construct a single-family dwelling.
Applicant(s): Glen at Schirm Farms, LLC.
470 Olde Worthington Road, Suite 100
Westerville, Ohio 43082
Attorney/Agent: Jeffrey L. Brown, Atty.
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

10. **Application No.:** [BZA17-084](#)
Location: **279 EAST FIFTH AVENUE (43201)**, located
Area Comm./Civic: Italian Village
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
Proposal: To convert warehouse space to a fitness center.
Applicant(s): Ohio Strength, c/o Ryan McFadyen
47 Clark Place
Columbus, OH 43201
Attorney/Agent: Craig C. Smith, Jr., Architect
850 King Avenue
Columbus, Ohio 43212
Property Owner(s): F K IV, LP, Attn: Mike Maloof
2362 North High Street
Columbus, Ohio 43202
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov
11. **Application No.:** [BZA17-095](#)
Location: **2405 HARRISON ROAD (43204)**, located on the south side of Harrison Road, approximately 800 feet west of McKinley Avenue
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3392.10(B), Performance requirements.
To increase the allowable pile height of materials from 10 feet to 25 feet.
Proposal: To increase the allowable pile height of materials from 10 feet to 25 feet.
Applicant(s): Cyclemet, Inc.
2405 Harrison Road
Columbus, Ohio 43204
Attorney/Agent: Mark A. Scheiber, Architect
2807 Del Mar Drive, Ste. B
Bexley, Ohio 43209
Property Owner(s): Sanbern Holdings, LLC & 2411 LLC
2411 Harrison Road
Columbus, Ohio 43204
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov