

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
SEPTEMBER 26, 2017**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **SEPTEMBER 26, 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.

PRELIMINARY MATTER.

Application No.: **BZA16-113 **TIME EXTENSION REQUEST****
Location: **1805 MORSE ROAD (43229)**, located at the southeast corner of Tamarack Boulevard and Northland Crossing.
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 53 to 0.
Proposal: To construct a storage warehouse as an ancillary use to a home improvement retail store.
Applicant(s): Menard, Inc.; c/o Rodney Wekkin
5101 Menard Drive
Eau Claire, Wisconsin 54703
Attorney/Agent: None
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

- 1. Application No.:** [BZA17-066](#)
Location: **3992 SUNBURY ROAD (43219)**, located at the northeast corner of Sunbury Road and Glennoak Drive.
Area Comm./Civic: Northeast Area Commission
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3332.38(F), Private garage.
To increase the allowable area devoted to a private garage from 720 square feet to 1,482 square feet.
Proposal: To construct an 858 square foot attached garage.
Applicant(s): Henry L. "Ed" Nelson
3992 Sunbury Road
Columbus, Ohio 43219
Attorney/Agent: Bruce A. Harris, Architect
985 Schrock Road
Columbus, Ohio 43229
Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

- 2. Application No.:** [BZA17-071](#)
Location: **63 EAST 6TH AVENUE (43201)**, located at the southwest corner of Section Alley and East 6th Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3372.544, Maximum floor area.
To increase the allowable floor area ratio from .40 (1,328.5 square feet) to .52 (1,713 square feet).
Proposal: To construct a single-family dwelling
Applicant(s): Juliet Bullock, Architect
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: None
Property Owner(s): 63 E 6TH, L.L.C.; c/o Eiten Seri
309 South 4th Street; Suite 101
Columbus, Ohio 43215
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

3. **Application No.:** [BZA17-080](#)
Location: **128 EAST OAKLAND AVENUE (43201)**, located at the northeast corner of East Oakland Avenue and Adams Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: R-2F, 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 23 feet 4 inches.
3332.38(H), Private garage.
To allow habitable space in the second story of a detached garage.
3325.801, Maximum lot coverage.
To increase the maximum lot coverage from 25% to 34%.
3325.803(A), Building Lines
To reduce the average building line from 18.5 feet to 7 feet.
3325.805, Maximum Floor Area Ratio (FAR)
To increase the maximum floor area ratio from 40% to 46%.
Proposal: To construct a 23 foot 4 inch detached garage.
Applicant(s): Earnst L. Wehausen and Maria F. Fleming
128 East Oakland Avenue
Columbus, Ohio 43201
Attorney/Agent: None.
Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov
4. **Application No.:** [BZA17-082](#)
Location: **4301 EAST 5TH AVENUE (43219)**, located on the south side of East 5th Avenue, approximately 850 feet west of Yearling Road.
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variances(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To legitimize an existing impound lot and allow an expansion.
3392.04, Special permit.
To allow an impound lot to be established.
3392.10, Performance requirements
To allow unimproved surfaces for driveways, aisles, access corridors, storage areas and parking areas.
3312.43, Required surface for parking.
To allow other than an approved hard surface for parking, driveways, aisles and circulation areas.
Proposal: To legitimize and expand an impound lot.
Applicant(s): P. & L. Systems, Inc.; c/o Mike Casale
171 Charring Cross Drive
Westerville, Ohio 43081
Attorney/Agent: Same as applicant.
Property Owner(s): TMJM, L.L.C.
4301 East 5th Avenue
Columbus, Ohio 43219

Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

5. **Application No.:** [BZA17-083](#)
Location: **1676 EAST BROAD STREET (43205)**, located on the north side of East Broad Street, approximately 211 feet east of Woodland Avenue.
Area Comm./Civic: Near East Area Commission
Existing Zoning: AR-O, Residential District
Request: Variance(s) to Section(s):
3333.18(F), Building lines.
 To reduce the building line from 60 feet to 30 feet.
3333.22, Maximum side yard required.
 To reduce the maximum side yards from 16 feet to 4 feet.
3333.23(d), Minimum side yard permitted.
 To reduce the minimum side yards from 9.16 feet to 4 feet.
3333.24, Rear yard.
 To reduce the required rear yard from 25% to 23%.
3312.27(2), Parking setback line.
 To reduce the parking setback line along Eastwood Avenue from 25 feet to 5 feet.
3312.49, Minimum numbers of parking spaces required.
 To reduce the minimum number of required parking spaces from 54 to 53.
Proposal: To construct a 4 story 36 unit condominium complex.
Applicant(s): AB Partners, LLC
 PO Box 12561
 Columbus, Ohio 43215
Attorney/Agent: Matthew Cull, Attorney
 207 North Fourth Street
 Columbus, Ohio 43215
Property Owner(s): Franklin Gates, LLC
 68 South Fourth Street
 Columbus, Ohio 43215
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

6. **Application No.:** [BZA17-069](#)
Location: **420 EAST 5TH AVENUE (43201)**, at the northwest corner of Penny Street & East 5th Avenue.
Area Comm./Civic: Milo-Grogan Area Commission
Existing Zoning: M, Manufacturing
Request: Variance(s) to Section(s):
3389.04, Crematory.
 To allow a crematory as a special permit use.
Proposal: To establish a crematory.
Applicant(s): Robert A. Kelly
 420 East 5th Avenue
 Columbus, Ohio 43201
Attorney/Agent: Andrew C. Hall
 961 East Cooke Road
 Columbus, Ohio 43224
Property Owner(s): Same as applicant.

Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

7. **Application No.:** [BZA17-085](#)
Location: **4975 TUTTLE CROSSING BOULEVARD (43016)**, located at the southeast corner of Bradenton Avenue and Tuttle Crossing Boulevard.
- Area Comm./Civic:** None
Existing Zoning: LC-4, Commercial District
Request: Variances(s) to Section(s):
3312.49, Minimum number of parking spaces required.
To reduce the required number of additional parking spaces from 4 to 0. (67 spaces are provided.)
3312.53, Minimum number of loading spaces required.
To reduce the required number of loading spaces from 1 to 0.
- Proposal:** To convert an auto repair center into commercial and restaurant uses.
Applicant(s): Sears, Roebuck & Company
3333 Beverly Road BC095B
Hoffman Estates, Illinois
- Attorney/Agent:** Jeffrey L. Brown
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
8. **Application No.:** [BZA17-086](#)
Location: **84 EAST 15TH AVENUE (43201)**, located on the north side of East 15th Avenue, approximately 470 feet west of Indianola Avenue.
- Area Comm./Civic:** University Area Commission
Existing Zoning: AR-4, Apartment Residential District
Request: Variances(s) to Section(s):
3325.911, Building separation and size.
To increase the allowable calculated floor area of a building from 10,200 square feet to 14,702 square feet; an increase of 4,502 square feet.
3325.913, Maximum floor area.
To increase the allowable floor area ratio (F.A.R.) from 0.6 to 0.92; an increase of 0.32.
3325.907, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 48 to 19 (29 spaces).
3312.25, Maneuvering.
To reduce the maneuvering area width from 20 feet to 12 feet; a reduction of 8 feet.
3312.13, Driveway.
To reduce the minimum width of a driveway from 20 feet to 11.33 feet; a reduction of 8.67 feet.
3325.909, Building lines.
To reduce the required building setback from 49.75 feet to 47.4 feet; a reduction of 2.35 feet.
3325.901, Density.
To increase the allowable density from 40 to 42 occupants.

3312.21, Landscaping and screening.
To not provide landscaping and screening along the west side of the parking lot.

Proposal: To raze and rebuild a sorority house.
Applicant(s): Zeta Tau Alpha, Fraternity
3450 Founders Road
Indianapolis, Indiana 46268
Attorney/Agent: Jeffrey L. Brown
37 West Broad Street; Suite 460
Columbus, Ohio 43215
Property Owner(s): Zeta Tau Alpha Fraternity Housing Corporation
3450 Founders Road
Indianapolis, Indiana 46268
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

9. **Application No.:** [BZA17-087](#)
Location: **9498 SOUTH OLD STATE ROAD (43035)**, located on the west side of Old State Road, approximately 800 feet south of Erin Street.
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: LR-2F, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the required rear yard from 25% to 17%.
Proposal: To construct a two-family dwelling on a single lot.
Applicant(s): Bell Properties, Ltd., C/o Tom Bell
PO Box 819
Dublin, Ohio 43017
Attorney/Agent: Michael Shannon, Attorney
500 South Front Street, Ste 1200
Columbus, Ohio 43215
Property Owner(s): Olentangy Reserve, LLC
PO Box 819
Dublin, Ohio 43017
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov
10. **Application No.:** [BZA17-090](#)
Location: **542 YARONIA DRIVE (43214)**, located on the north side of Yaronia Drive, approximately 330 feet east of Overbrook Drive.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the required rear yard from 25% to 13.5%.
Proposal: To construct a deck.
Applicant(s): Carolyn Brackett
542 Yaronia Drive
Columbus, Ohio 43214
Attorney/Agent: Suncraft Corporation, Inc.
122 West Johnstown Road
Columbus, Ohio 43230

Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

11. **Application No.:** [BZA17-091](#)
Location: **1471-1481 CLARA STREET (43211)**, located on the west side of Clara Street, approximately 211 feet north of East 11th Avenue
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3363.27, Height and area regulations.
To reduce the minimum distance from any Residential or Apartment Residential District from 25 feet to 0 feet.
3312.25, Maneuvering
To allow maneuvering over parcel lines.
3312.29, Parking space.
To reduce the size of a parking space.
3312.43, Required surface for parking.
To allow a gravel lot.
Proposal: To allow a contractor storage yard.
Applicant(s): Ohio Heating and Air Conditioning, Inc.
1642 Clara Street
Columbus, Ohio 43211
Attorney/Agent: Joanne I. Goldhand
250 West Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov
12. **Application No.:** [BZA17-092](#)
Location: **1563 FRANKLIN PARK SOUTH (43205)**, located at the southwest corner of Kelton Avenue and Franklin Park, South
Area Comm./Civic: Near East Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.22, Builing lines on corner lots -- Exceptions.
To construct a detached garage on an existing footer; to reduce the required building setback from 7.4 feet to approximately 4.8 feet.
3321.05, Vision clearance.
To not maintain two, 10 foot clear vision triangles at the intersection of a street and an alley; to reduce the vision clearance from 10 feet to 4 feet, 8 inches.
Proposal: To construct a new garage on an existing footer.
Applicant(s): Rob Ruhl
6820 Maxwellton Court
Columbus, Ohio 43235
Attorney/Agent: None
Property Owner(s): William D. Hayes & Carol Beckerle
1563 Franklin Park, South
Columbus, Ohio 43205
Case Planner: David J. Reiss, (614) 645-7973

E-mail: DJReiss@Columbus.gov

- 13. Application No.:** [BZA17-093](#)
Location: **6790 SAWMILL ROAD (43235)**, located on the northeast corner of Sawmill Road and Snouffer Road
Area Comm./Civic: Far Northwest Coalition
Existing Zoning: CPD, Commercial Planned Development District
Request: Special Permit(s) to Section(s):
3389.12, Portable building.
To allow a special permit for a portable building.
Proposal: To allow a temporary building containing a mobile remediation system.
Applicant(s): Flynn Environmental, c/o Susan Hart
5640 Whipple Avenue, NW
North Canton, Ohio 44720
Attorney/Agent: David P. Nye, CHMM
10346 Brecksville Road
Brecksville, Ohio 44141
Property Owner(s): True North Energy, LLC
5565 Airport Highway
Toledo, Ohio 43615
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov
- 14. Application No.:** [BZA17-094](#)
Location: **8910 LYRA DRIVE (43240)**, located at the southeast corner of Gemini Place and Lyra Drive.
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: LC-4, Limited Commercial District
Request: Variances(s) to Section(s):
3312.29, Parking space.
To reduce the minimum width of 343 parking spaces from 9 feet to 8.5 feet and for 13 spaces to 8 feet.
Proposal: To allow 356 parking spaces in a parking garage to not meet the minimum width requirement.
Applicant(s): The Pointe at Polaris Place I, L.L.C.; c/o Donald Plank; Plank Law Firm
411 East Town Street, 2nd Floor
Columbus, Ohio 43215
Attorney/Agent: Donald Plank; Plank Law Firm
411 East Town Street, 2nd Floor
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

15. **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: West Scioto Area Commission
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.
3363.41, Storage.
To reduce the outdoor storage setback of materials from the rear (south) lot line from 20 feet to 0 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
Bexely, 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
16. **Application No.:** [BZA17-096](#)
Location: **6226 GILMER WAY (43081)**, located on the north side of Gilmer Way, approximately 200 feet west of Bradwood Drive.
Area Comm./Civic: None
Existing Zoning: NE, Neighborhood Edge District
Request: Variance(s) to Section(s):
3320.19(B,4), Private buildings.
To allow a facade to not be parallel to the chord of the curve of the road.
3320.19(B,5), Private buildings.
To reduce the percentage of the front edge build out from 30% to 14.9%.
Proposal: To construct a single-family dwelling.
Applicant(s): M/I Home of Central Ohio, LLC
3 Easton Oval
Columbus, Ohio 43219
Attorney/Agent: EMH&T, c/o Jeff Strung, PE
5500 New Albany Road
Columbus, Ohio 43054
Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

17. **Application No.:** [BZA17-097](#)
Location: **217 BREVOORT ROAD (43214)**, located on the south side of Brevoort Road, approximately 700 feet west of Calumet Road.
Area Comm./Civic: Clintonville 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 17 feet.
Proposal: To construct a detached garage.
Applicant(s): Brian & Leah Westwater
217 Brevoort Road
Columbus, Ohio 43214
Attorney/Agent: BSD Architects, c/o Daniel Morgan, Architect
990 West Third Avenue
Columbus, Ohio 43212
Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov
18. **Application No.:** [BZA17-098](#)
Location: **1495 MORSE ROAD (43229)**, located on the south side of Morse Road, approximately 230 feet west of Karl Road.
Area Comm./Civic: Northland Community Council
Existing Zoning: C-3, Commercial District
Request: Variance(s) to Section(s):
3309.142, Height district exceptions.
To allow the installation of a radio antenna on top of an existing office building that is not at least 50 feet in height.
Proposal: To allow the installation of a 25 foot tall radio antenna on top of an existing 44 foot tall building.
Applicant(s): Ernest M. Opuni
5091 Westerville Road
Columbus, Ohio 43231
Attorney/Agent: Same as applicant.
Property Owner(s): Kryptonite Pancakes, L.L.C.
9870 Hyland Croy Road
Plain City, Ohio 43064
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

19. **Application No.:** [BZA17-099](#)
Location: **200 EAST JENKINS AVENUE (43207)**, located at the northwest corner of South 6th Street and East Jenkins Avenue.
Area Comm./Civic: South Side Area Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3321.05, Vision clearance.
To not provide a clear vision triangle at the intersection of an alley and a street.
3332.22, Building lines on corner lots, exceptions.
To not set a garage as near as possible to the interior side lot line and to allow it to be 24 feet in length instead of 18 feet. Also, to reduce the detached garage setback from 20% to 0%.
Proposal: To construct a 576 square foot, detached garage.
Applicant(s): Shawnda & Jacklyn Martin
200 East Jenkins Avenue
Columbus, Ohio 43207
Attorney/Agent: None.
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov
20. **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