

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
DECEMBER 19, 2017**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **DECEMBER 19, 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.:** [BZA17-116](#)  
**Location:** **270 EAST WELCH AVENUE (43207)**, located on the north side of Welch Avenue, approximately 200 feet east of Bruck Street.  
**Area Comm./Civic:** Columbus South Side 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 22 feet 4 inches.  
**Proposal:** To construct a detached garage.  
**Applicant(s):** Rada Kuperschmidt  
270 East Welch Avenue  
Columbus, Ohio 43207  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov

2. **Application No.:** [BZA17-117](#)  
**Location:** **1562 MEADOW ROAD (43212)**, located on the east side of Meadow Road, approximately 140 north of West 6th Avenue.  
**Area Comm./Civic:** 5th by Northwest Area Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38, Private garage.  
To increase the allowable height of a detached garage from 15 feet to 19 feet, 6 inches.  
**Proposal:** To allow a garage height of 19 feet, 6 inches for garage attic storage space.  
**Applicant(s):** Mike Franckowiak  
1562 Meadow Road  
Columbus, Ohio 43212  
**Attorney/Agent:** Scott Florence  
1115 Fisherman's Drive  
Westerville, Ohio 43082  
**Property Owner(s):** Applicant  
**Case Planner:** David J. Reiss, (614) 645-7973  
**E-mail:** DJReiss@Columbus.gov
3. **Application No.:** [BZA17-118](#)  
**Location:** **2052 JUNEAU WAY (43123)**, located on the east side of Juneau Way, approximately 125 south of Alkire Road  
**Area Comm./Civic:** Westland Area Commission  
**Existing Zoning:** R-2, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(F,1), Private garage.  
To increase the area devoted to a private garage from 720 square feet to 1,120 square feet.  
3312.13(A), Driveway.  
To reduce the width of a driveway from 10 feet to 7.5 feet.  
3312.27, Parking setback line.  
To reduce the parking setback line from 25 feet to 0 feet.  
3321.07, Landscaping.  
To allow the lot area between a required building line and a street line to be paved.  
**Proposal:** To construct a detached garage and to allow vehicle parking in the front yard.  
**Applicant(s):** Rosalie J. Fuller  
2052 Juneau Way  
Columbus, Ohio 43123  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov

4. **Application No.:** [BZA17-120](#)  
**Location:** **381 EAST BEAUMONT ROAD (43214)**, located on the south side of East Beaumont Road, approximately 50 feet west of Sharon Avenue.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variances(s) to Section(s):  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard on the west side from 5 feet to 4.5 feet for the proposed house addition.  
3312.25, Maneuvering.  
To not provide sufficient maneuvering area (20 feet) to access parking spaces; to reduce the required maneuvering for area to a parking space from 20 feet to 18 feet.  
**Proposal:** To construct an addition and attached garage onto an existing non-conforming single-family dwelling.  
**Applicant(s):** Jason Conklin  
381 East Beaumont Road  
Columbus, Ohio 43214  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Case Planner:** David J. Reiss, (614) 645-7973  
**E-mail:** DJReiss@Columbus.gov

5. **Application No.:** [BZA17-121](#)  
**Location:** **539 WEST THIRD AVENUE (43201)**, located on the south side of West Third Avenue, approximately 130 feet west of Perry Street.  
**Area Comm./Civic:** Harrison West Society  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(F,1), Private garage.  
To increase the area devoted to a private garage from 720 square feet to 788 square feet.  
3332.38(G), Private garage.  
To increase the allowable height of a garage from 15 feet to 23 feet 11 inches.  
**Proposal:** To construct a detached garage with finished space in the second story.  
**Applicant(s):** Mary MacDonald  
539 West Third Avenue  
Columbus, Ohio 43212  
**Attorney/Agent:** Brenda Parker, Architect  
930 Northwest Boulevard  
Columbus, Ohio 43212  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov

6. **Application No.:** [BZA17-123](#)  
**Location:** **4881 KINGSHILL DRIVE (43229)**, located on the west side of Kingshill Drive, approximately 1,200 feet north of Morse Road.  
**Area Comm./Civic:** Northland Community Council  
**Existing Zoning:** AR-1, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To decrease the minimum number of required parking spaces from 495 to 460.  
**Proposal:** To conform an existing parking deficiency for an existing apartment complex.  
**Applicant(s):** LUMA Property Group  
25800 Science Park Drive, Ste. 100  
Beachwood, Ohio 44122  
**Attorney/Agent:** Smith & Hale, LLC, c/o Jeffrey L. Brown, Atty.  
37 West Broad Street, Ste. 460  
Columbus, Ohio 43215  
**Property Owner(s):** Bandera Center Cour, LLC  
1360 East 9th Street, Ste. 300  
Cleveland, Ohio 44114  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov
7. **Application No.:** [BZA17-126](#)  
**Location:** **3875 SMILEY ROAD (43026)**, located on the west side of Smiley Road, approximately 1,020 feet south of Hilliard-Cemetery Road.  
**Area Comm./Civic:** West Scioto Area Commission  
**Existing Zoning:** LC-2, Commercial District  
**Request:** Special Permit(s) to Section(s):  
3391.07, Expansion of non-conforming uses.  
To expand a non-conforming single-family dwelling by adding 857 square feet of habitable living space.  
**Proposal:** To expand a non-conforming single-family dwelling in a commercial zoning district.  
**Applicant(s):** Yuan R. Jiang  
3875 Smiley Road  
Columbus, Ohio 43026  
**Attorney/Agent:** Don Sorensen  
5288 Finch Lane  
Galena, Ohio 43021  
**Property Owner(s):** Applicant  
**Case Planner:** David J. Reiss, (614) 645-7973  
**E-mail:** DJReiss@Columbus.gov

8. **Application No.:** [BZA17-129](#)  
**Location:** **625 CLEVELAND AVENUE (43215)**, located on the east side of Cleveland Avenue approximately 1,000 feet north of Jack Gibbs Boulevard.  
**Area Comm./Civic:** None  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.21(A), Landscaping and screening.  
To provide no interior landscaping islands for a parking lot.  
3312.49, Minimum number of parking spaces required.  
To reduce the minimum number of required number of parking spaces from 1,186 to 804 provided.  
**Proposal:** To improve the existing parking lot by installing code compliant parking spaces and maneuvering aisles.  
**Applicant(s):** Abbot Manufacturing, INC.  
625 Cleveland Avenue  
Columbus, Ohio 43215  
**Attorney/Agent:** Kramer Engineers, c/o Matthew Dicken, PE  
394 Oak Street  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov
9. **Application No.:** [BZA17-088](#)  
**Location:** **38 EAST LINCOLN STREET (43215)**, located at the northeast corner of East Lincoln Street and North Pearl Street  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3309.14, Height districts.  
To increase the allowable height of a building from 35 feet to 54 feet.  
3356.11(A), C-4 district setback lines.  
To reduce the district setback line along all frontages from 25 feet to 1 foot.  
3321.05(A), Vision clearance.  
To reduce the 10 foot x 10 foot clear vision triangle to 0.  
**Proposal:** To construct a mixed-use development with a parking garage.  
**Applicant(s):** The Wood Companies  
939 North High Street, Ste. 206  
Columbus, Ohio 43201  
**Attorney/Agent:** Michael Shannon, Attorney  
500 South Front Street, Ste 1200  
Columbus, Ohio 43215  
**Property Owner(s):** Wood G P, Ltd.  
939 North High Street, Ste. 206  
Columbus, Ohio 43201  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov

10. **Application No.:** [BZA17-015](#)  
**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 32.31 feet for Lot A; 33 feet for Lot B; 40.33 feet Lot C; 35.97 feet for Lot D; 34.33 feet for Lot E; and 35.33 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 3,292.41 square feet for Lot A; 3,363.23 square feet for Lot B; 4,109.81 square feet for Lot C; 2,952.61 square feet for Lot D; 2,817.94 square feet for Lot E; and 2,900.03 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.gov