

# RESULTS AGENDA

## **AGENDA BOARD OF ZONING ADJUSTMENT CITY OF COLUMBUS, OHIO NOVEMBER 28, 2017**

The Columbus Board of Zoning Adjustment held a public hearing on the following applications on **NOVEMBER 28, 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.

### **PRELIMINARY MATTER; REQUEST FOR RECONSIDERATION:**

**Application No.:** BZA17-015 **\*\*APPROVED FOR RECONSIDERATION\*\***  
**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

### **REGULAR AGENDA:**

- Application No.:** BZA17-060 **\*\*APPROVED\*\***  
**Location:** 1970 ALUM CREEK DRIVE (43207), located on the east side of Alum Creek Drive, approximately 75 feet north of Corvair Boulevard.  
**Area Comm./Civic:** Columbus South Side Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit(s) to Section(s):  
3389.04, Crematory.  
To grant a special permit for a crematory.  
**Proposal:** To allow a crematory in the M, Manufacturing District.  
**Applicant(s):** DFS Enterprises, LLC  
790 Indian Mounds Road SE  
Cartersville, Georgia 30120  
**Attorney/Agent:** James V. Maniace, Atty.  
65 East State Street, Ste. 1000  
Columbus, Ohio 43220  
**Property Owner(s):** Rader Management, LLC  
4964 Tempe Road  
Powell, Ohio 43065  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

2. **Application No.:** **BZA17-088 \*\*TABLED\*\***  
**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
3. **Application No.:** **BZA17-095 \*\*APPROVED\*\***  
**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, Performance requirements.  
To not provide a 6 foot opaque fence at the rear of the property.  
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 not provide a 6 foot opaque fence at the rear of the property.  
**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

4. **Application No.:** BZA17-101 **\*\*APPROVED\*\***  
**Location:** 4848 EVANSWOOD DRIVE (43229), located on the east side of Evanswood Drive, approximately 1015 feet north of Morse Road.  
**Area Comm./Civic:** Northland Community Council  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3363.41(a), Storage.  
To reduce the setback for open storage from any residential or apartment residential district from 100 feet to 6 feet and to the southern lot line from 20 feet to 0 feet.  
**Proposal:** To allow the outdoor storage of roofing materials to be located within 100 feet of any residential or apartment residential district and within 20 feet of the southern property line.  
**Applicant(s):** SRS Distribution, Inc.  
5900 South Lake Forrest Drive, Ste. 400  
McKinney, Texas 75070  
**Attorney/Agent:** Smith & Hale, LLC, c/o Jeffrey L. Brown, Attorney  
37 West Broad Street, Ste. 460  
Columbus, Ohio 43215  
**Property Owner(s):** Continental Capital Fund I, Ltd.  
1500 East Broad Street  
Columbus, Ohio 43215  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov
5. **Application No.:** BZA17-109 **\*\*APPROVED\*\***  
**Location:** 2429 SUNBURY ROAD (43219), located on the west side of Sunbury Road, at the terminus of Agler Road.  
**Area Comm./Civic:** North East Area Commission  
**Existing Zoning:** R, Rural District  
**Request:** Variance(s) to Section(s):  
3332.38(F), Private garage.  
To increase the allowable area devoted to garage space from 720 square feet to 2,572 square feet.  
3332.06, R-rural area district requirements.  
To reduce the lot area from 5 acres to 4.6 acres.  
**Proposal:** To construct a single-family dwelling and attached garage.  
**Applicant(s):** David and Dawn Detmer  
8500 Scioto & Darby Creek Road  
Hilliard, Ohio 43026  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov

6. **Application No.:** **BZA17-110 \*\*APPROVED\*\***  
**Location:** **3185 EASTON SQUARE PLACE (43219)**, located on the south side of Easton Square Place, approximately 2,100 feet west of Stelzer Road.  
**Area Comm./Civic:** North East Area Commission  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Variance(s) to Section(s):  
3353.09, C-2 district setback lines.  
To reduce the building setback from 100 feet to 0 feet along the southern property line.  
3312.27, Parking setback line.  
To reduce the parking setback line from 50 feet to 0 feet along the southern property line.  
**Proposal:** To allow the site to be developed in conjunction with the abutting site to the south without a setback.  
**Applicant(s):** Morso Holding Co.  
PO Box 1600  
Columbus, Ohio 43216  
**Attorney/Agent:** Jeffrey L. Brown, Atty.  
37 West Broad Street, Ste. 460  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov
7. **Application No.:** **BZA17-111 \*\*APPROVED\*\***  
**Location:** **827 CITY PARK AVENUE (43206)**, located on the west side of City Park Avenue, 62.5 feet south of East Kossuth Street.  
**Area Comm./Civic:** German Village Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variances(s) to Section(s):  
3332.18, Basis of computing area.  
To increase the allowable lot coverage from 50% to 54.2% of the lot area.  
3332.25, Maximum side yards required.  
To reduce the required maximum side yards from 20% of the width of the lot (6.26 feet) to 13.1% of the width of the lot (4.1 feet).  
3391.05, Limits to modifications of non-conforming structures.  
To increase the limit of the expansion of a non-conforming structure from 50% of the original floor area (551 square feet) to 87% of the existing floor area (924 square feet) for a total floor area of 2,066 square feet.  
**Proposal:** To increase the allowable living space of a non-conforming structure.  
**Applicant(s):** Eric D. Martineau  
3006 North High Street, Suite 1A  
Columbus, Ohio 43202  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** Evan & Kimberley Sauer  
795 Bank Street  
Columbus, Ohio 43206  
**Case Planner:** David J. Reiss, (614) 645-7973  
**E-mail:** DJReiss@Columbus.gov

8.     **Application No.:**     **BZA17-112   \*\*APPROVED\*\***  
      **Location:**           **2899 BEXLEY PARK ROAD (43209)**, located on the south side of Bexley  
                                  Park Road, approximately 696 feet east of South Gould Road.  
      **Area Comm./Civic:**   Mid-East Area Community Collaborative  
      **Existing Zoning:**   R-3, Residential District  
      **Request:**            Variance(s) to Section(s):  
                                  3312.13, Driveway.  
                                  To reduce the minimum width of a driveway from 10 feet to 9 feet,  
                                  6-3/4 inches at the narrowest point.  
      **Proposal:**            To create two legal parking spaces in the rear yard.  
      **Applicant(s):**        Zvi & Chaya Katz  
                                  2899 Bexley Park Road  
                                  Columbus, Ohio 43209  
      **Attorney/Agent:**    Timothy G. Madison & Robert K. DiCuccio  
                                  39 East Whittier Street  
                                  Columbus, Ohio 43206  
      **Property Owner(s):**  Same as applicant.  
      **Case Planner:**     David J. Reiss, (614) 645-7973  
      **E-mail:**            DJReiss@Columbus.gov

9. **Application No.:** BZA17-114 **\*\*APPROVED\*\***
- Location:** 2833 VALLEY VIEW DRIVE (43204), located on the south side of Valley View Drive, approximately 125 feet west of Hague Avenue.
- Area Comm./Civic:** Hilltop Area Commission
- Existing Zoning:** R-2, Residential District
- Request:** Variance(s) to Section(s):
- 3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of parking spaces from 216 to 72; a reduction of 144 spaces. (113 spaces are currently provided on the church property that is in the City of Columbus. 58 spaces are provided on the church property in the Village of Valley View. The total number of spaces available on church property in both jurisdictions is 171.)
  - 3312.09, Aisle.  
To reduce the minimum width of aisles (20 feet) to be at reduced widths due to property and jurisdiction lines; to allow aisles to cross said lines to allow adequate aisle widths in the same parking lot.
  - 3312.21, Landscaping and screening.  
To not be required to provide parking lot screening along the south side of the parking lot next to the Stream Restoration Project.
  - 3312.25, Maneuvering.  
To not be required to provide adequate maneuvering for aisles, driveways and parking spaces entirely within the jurisdictional limits of the City of Columbus; to allow maneuvering across a property and jurisdictional line (Valley View) in the same parking lot.
  - 3312.29, Parking space.  
To allow the dimensions of parking spaces bisected by a property and jurisdictional line between the City of Columbus and the Village of Valley View to be reduced on either side of the line while maintaining the code required dimensions combined together.
- Proposal:** To decrease the required parking as a result of a proposed land sale to the City of Columbus for a stream restoration project and park trail.
- Applicant(s):** Glenwood United Methodist Church  
2833 Valley View Drive  
Columbus, Ohio 43204
- Attorney/Agent:** Underhill & Hodge, L.L.C.; c/o David Hodge  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054
- Property Owner(s):** Same as applicant.
- Case Planner:** David J. Reiss, (614) 645-7973
- E-mail:** DJReiss@Columbus.gov

10. **Application No.:** **BZA17-119 \*\*APPROVED\*\***  
**Location:** **245 EAST THIRD AVENUE (43201)**, located on the south side of East Third Street, approximately 35 feet east of Peru Alley.  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.21, Building lines.  
To reduce the building line from 15 feet to 10 feet.  
**Proposal:** To construct two single-family dwellings, one on each lot, at a reduced building setback.  
**Applicant(s):** East Third Partners, LLC, c/o David Hodge  
8000 Walton Parkway, Ste. 260  
New Albany, Ohio 43054  
**Attorney/Agent:** Underhill & Hodge, LLC, c/o David Hodge, Atty.  
8000 Walton Parkway, Ste. 260  
New Albany, Ohio 43054  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, (614) 645-6350  
**E-mail:** JFFreise@Columbus.gov
11. **Application No.:** **BZA17-125 \*\*APPROVED\*\***  
**Location:** **5052 DELAWANDA AVENUE (43214)**, located on the southeast corner of Girard Road & Delawanda Avenue.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** R-2, Residential District  
**Request:** Variances(s) to Section(s):  
3332.21, Building lines.  
To reduce the building line on Delawanda Avenue from 25 feet to a minimum of 14 feet.  
3332.22, Building lines on corner lots -- exceptions.  
To reduce the minimum building line along Girard Road from 10 feet to 5 feet.  
3332.27, Rear yard.  
To reduce the minimum rear yard from 25% (1,549 square feet) to 22% (1,362 square feet) of the lot area.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** David Yost, c/o Michael Shannon  
500 South Front Street  
Columbus, Ohio 43215  
**Attorney/Agent:** Michael T. Shannon  
500 South Front Street, Suite 1200  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Case Planner:** David J. Reiss, (614) 645-7973  
**E-mail:** DJReiss@Columbus.gov