

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 23, 2018**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JANUARY 23, 2018 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.:** [BZA17-127](#)
Location: **4646 JOURNAL STREET (43228)**, located on the north side of Journal Street at the terminus of Charter Street.
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.
Proposal: To pave an existing gravel parking lot.
Applicant(s): RGC Investments LLC, c/o Rick Schugel
2026 North Broadway
New Ulm, Minnesota 56073
Attorney/Agent: Sands Decker, CPS, c/o Glenn Decker, PE
1495 Old Henderson Road
Columbus, Ohio 43220
Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

2. **Application No.:** [BZA17-128](#)
Location: **3574 OAKLAWN STREET (43224)**, located on the east side of Oaklawn Street, approximately 300 feet south of Northridge Road
Area Comm./Civic: North Linden Area Commission
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.38(F,G,H), Private garage.
To increase the area devoted to private garage from 720 square feet to 800 square feet.
Proposal: To construct a 400 square foot addition to an existing 2 car garage.
Applicant(s): Constance M. Sweitzer
3574 Oaklawn Street
Columbus, Ohio 43224
Attorney/Agent: Antonio Colosimo, Architect
266 North 4th Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov
3. **Application No.:** [BZA17-130](#)
Location: **407 WYANDOTTE AVENUE (43202)**, located on the south side of Wyandotte Avenue, approximately 200 feet west of North 4th Street.
Area Comm./Civic: University Area Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard for a detached garage from 3 feet to as little as 2 feet.
3332.38, Private garage.
To increase the allowable height of a detached garage from 15 feet to 17 feet.
3312.29, Parking space.
To reduce the depth dimension of a parking space from 18 feet to not less than 17 feet due to the width of the walls and doors which slightly reduce the depth.
Proposal: To raze and rebuild a detached garage on the same footer and of the same style as the existing structure.
Applicant(s): Heather Curtis & Colin Odden
407 Wyandotte Avenue
Columbus, Ohio 43202
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

4. **Application No.:** [BZA17-131](#)
Location: **6969 ALUM CREEK DRIVE (43217)**, located at the northwest corner of Alum Creek Drive and Wright Brothers Avenue.
Area Comm./Civic: Far South Columbus Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.21(A,B), Landscaping and screening.
To provide no interior landscaping islands for a parking lot and to not provide parking setback and perimeter landscaping.
3312.27, Parking setback line.
To reduce the parking setback line from 10 feet to .5 feet.
Proposal: To add a row of parking to an existing parking lot.
Applicant(s): Dalfen Management Realty, LP
10182 International Boulevard
Cincinnati, Ohio 45246
Attorney/Agent: Sands Decker, CPS, c/o Mark Cameron, PE
1495 Old Henderson Road
Columbus, Ohio 43220
Property Owner(s): Rafael Realty ADA Compliant Limited Partnership
10182 International Boulevard
Cincinnati, Ohio 45246
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

5. **Application No.:** [BZA17-132](#)
Location: **5955 CHATTERTON ROAD (43232)**, located on the south side of Chatterton Road, approximately 150 feet east of the terminus of Legion Lane.
Area Comm./Civic: Southeast Area Commission
Existing Zoning: ARLD, Apartment Residential Low Density District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 60 to 26.
Proposal: To construct a 40 unit apartment building designed for the disabled.
Applicant(s): Community Housing Network; 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): Apostolic Church of Christ; c/o Sharon Daniel
2001 Farmsbury Drive
Reynoldsburg, Ohio 43068
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

6. **Application No.:** [BZA17-134](#)
Location: **1274 DELLWOOD AVENUE (43227)**, located on the west side of Dellwood Avenue, approximately 600 feet north of East Livingston Avenue.
Area Comm./Civic: Mideast Area Community Colaborative
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the maximum side yards from 16 feet to 10.5 feet.
Proposal: The applicant proposes to legitimize an existing carport.
Applicant(s): Iluminado Castellano
1274 Dellwood Avenue
Columbus, Ohio 43227

Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov
7. **Application No.:** [BZA17-135](#)
Location: **3265 EAST BROAD STREET (43209)**, located at the southwest corner of East Broad Street and South James Road.
Area Comm./Civic: Eastmoor Civic Association
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Maximum number of parking spaces required.
To increase the maximum number of required parking spaces from 12 to 19.
3372.704(A), Setback requirements.
To reduce the building setback from 25 feet along East Broad Street to 15.48' and along South James Road to 15.06 feet.
3372.704(D), Setback requirements.
To reduce the parking setback from 25 feet along South James Road to 12.95 feet.
3372.705(B), Building design standards.
To reduce the percentage of a principal building from 60% to 40.2% along East Broad Street and to 37.8% along South James Road.
Proposal: To construct a 2,500 square foot check cashing store.
Applicant(s): Primax Properties, LLC
1100 East Morehead Street
Charlotte, North Carolina 28204
Attorney/Agent: CESO, Inc., c/o Jeffrey Tibbitts, PE
2800 Corporate Exchange Drive, Ste. 160
Columbus, Ohio 43231
Property Owner(s): Broad & James Duchess, LLC
447 James Parkway
Newark, Ohio 43056
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

8. **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
9. **Application No.:** [BZA17-124](#)
Location: **270 SOUTH NAPOLEON AVENUE (43213)**, located on the east side of South Napoleon Avenue, at the terminus of Elbern Avenue.
Area Comm./Civic: None
Existing Zoning: R-4, Residential 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 57 to 0. (42 spaces are provided.)
Proposal: To convert a child care facility into a school.
Applicant(s): A+ Arts Academy
2633 Maybury Road
Columbus, Ohio 43232
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

10. **Application No.:** [BZA17-139](#)
Location: **1531 & 1535 MINNESOTA AVENUE (43211)**, located at the southwest corner of Bremen Street and Minnesota Avenue.
Area Comm./Civic: North Linden Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements.
To reduce the lot width of 1531 Minnesota Avenue from 54.99 feet to 44.16 feet and to increase the lot width of 1533 Minnesota Avenue from 33.33 feet to 44.16 feet.
Proposal: To create a lot split resulting in two lots of equal width in order to construct two, single-family dwellings.
Applicant(s): Habitat for Humanity - Mid-Ohio; c/o E.J. Thomas
4391 Cleveland Avenue
Columbus, Ohio 43224
Attorney/Agent: None.
Property Owner(s): Applicant.
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov