

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 27, 2018**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, FEBRUARY 27, 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.

WE ARE MOVING!

**The March 27, 2018 Columbus Board of Zoning Adjustment meeting will be held at our new downtown location.
111 North Front Street, 2nd Floor Hearing Room.**

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.:** [BZA17-136](#)
Parcel Number: 610-224777
Location: **100 HUTCHINSON AVENUE (43235)**, located at the northwest corner of Hutchinson Avenue and High Cross Boulevard
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3312.27(2), Parking setback line.
To reduce the parking setback line long High Cross Boulevard from 25 feet to 5 feet.
Proposal: To construct an extended stay hotel.
Applicant(s): Metro Development, LLC
470 Olde Worthington Road
Westerville, Ohio 43082
Attorney/Agent: Jill S. Tangemen, Atty.
52 East Gay Street
Columbus, Ohio 43215
Property Owner(s): Columbus Lizard, LLC
25380 Miles Road
Cleveland, Ohio 44146
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

2. **Application No.:** [BZA17-137](#)
Parcel Number: 010-112417
Location: **2885 ALUM CREEK DRIVE (43207)**, located at the northwest corner of Watkins Road and Alum Creek Drive.
Area Comm./Civic: Far South Area Commission
Existing Zoning: M-1, Manufacturing District
Request: Variance(s) to Section(s):
3365.21, Height and area regulations.
To reduce the required building setback for a 10 foot tall fence from 200 feet to 180 feet maximum and 20 feet minimum based upon the configuration of the property and the placement of the existing fence.
Proposal: To construct a 10 foot tall, electric fence security system inside the existing, chain link, perimeter fence around the property.
Applicant(s): Electric Guard Dog, L.L.C.; c/o Cindy Williams
550 Assembly Street, 5th Floor
Columbia, South Carolina 29201
Attorney/Agent: Applicant.
Property Owner(s): Old Dominion Freight Line, Inc.
2880 Alum Creek Drive
Columbus, Ohio 43207
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov
3. **Application No.:** [BZA17-138](#)
Parcel Number: 610-215198
Location: **201 HUTCHINSON AVENUE (43235)**, located on the south side of Hutchinson Avenue, approximately 500 feet east of High Cross Boulevard
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the total number of additional parking spaces from 466 required to 286 provided (180 to 0).
Proposal: To construct a 6,584 square foot addition to an existing hotel.
Applicant(s): Sheraton Suites Columbus
201 Hutchinson Avenue
Columbus, Ohio 43235
Attorney/Agent: Jim Kaiser, Architect
1881 Dixie Highway, Suite 130
Ft. Wright, Kentucky 41011
Property Owner(s): Jatin & Santosh Batra
7791 Wayside Avenue
Delaware, Ohio 43015
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

4. **Application No.:** [BZA17-140](#)
Parcel Number: 540-164977
Location: **7000 TUSSING ROAD (43068)**, located on the north side of Tussing Road, approximately 400 feet west of Americana Parkway
Area Comm./Civic: Far East Area Commission
Existing Zoning: M-2, Manufacturing District
Request: Variance(s) to Section(s):
3312.43, Required surface for parking.
To allow the surface of the parking, loading, and circulation areas, aisles and driveways to be gravel.
3367.15(e), M-2 manufacturing district special provisions.
To allow open or unenclosed storage of materials and equipment in the front yard.
3367.29(b), Storage.
To reduce the outdoor storage setback to any lot line from 25 feet to 0.
Proposal: To legitimize conditions for an existing landscaping and dumpster storage company.
Applicant(s): Tussing Real Estate Investvors, c/o Mike Boren
7017 Americana Parkway
Reynoldsburg, Ohio 43068
Attorney/Agent: DES Engineering, LLC, c/o Daniel Samiec, PE
121 Richland Road
Xenia, Ohio 45385
Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

5. **Application No.:** [BZA17-141\(A\)](#)
Parcel Number: 010-063232
Location: **750 MOHAWK STREET (43206)**, located on the east side of Mohawk Street approximately 130 feet south of East Frankfor Street.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of required parking spaces from 2 to 1.
3312.13, Driveway.
To reduce the required width of a driveway from 10 feet to 9 feet.
3312.43, Required surface for parking.
To allow a portion of an existing driveway to be a flower bed.
3332.26, Minimum side yard permitted.
To reduce the minimum required north side yard from 3 feet to 2.5 feet.
Proposal: To conform existing conditions for a single-family dwelling.
Applicant(s): 755 Macon Alley, LLC, c/o Anthony Digiandomenico
754 Mohawk Street
Columbus, Ohio 43206
Attorney/Agent: Brian S. Artz, Atty.
560 East Town Street
Columbus, Ohio 43215
Property Owner(s): William B. Hugus
754 Mohawk Street
Columbus, Ohio 43206
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

6. **Application No.:** [BZA17-141\(B\)](#)
Parcel Number: 010-044698
Location: **754 MOHAWK STREET (43206)**, located on the east side of Mohawk Street approximately 135 feet south of East Frankfort Street.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of required parking spaces from 2 to 1.
3312.25, Maneuvering
To allow maneuvering across property lines.
3332.26, Minimum side yard permitted.
To reduce the minimum required south side yard from 3 feet to 1.2 feet.
Proposal: To allow joint access of a shared driveway with the property to the north.
Applicant(s): 755 Macon Alley, LLC, c/o Anthony Digiandomenico
750 Mohawk Street
Columbus, Ohio 43206
Attorney/Agent: Brian S. Artz, Atty.
560 East Town Street
Columbus, Ohio 43215
Property Owner(s): 755 Macon Alley, LLC, c/o Anthony Digiandomenico
750 Mohawk Street
Columbus, Ohio 43206
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov
7. **Application No.:** [BZA17-141\(C\)](#)
Parcel Number: 010-012190
Location: **755 MACON ALLEY (43206)**, located on the west side of Macon Alley, approximately 120 feet south of East Frankfort Street
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.43, Required surface for parking.
To allow a portion of an existing driveway to be a flower bed.
3332.19, Fronting.
To allow a dwelling or principal building to front upon an alley rather than a public street.
Proposal: To construct a detached garage.
Applicant(s): 755 Macon Alley, LLC, c/o Anthony Digiandomenico
750 Mohawk Street
Columbus, Ohio 43206
Attorney/Agent: Brian S. Artz, Atty.
560 East Town Street
Columbus, Ohio 43215
Property Owner(s): 755 Macon Alley, LLC, c/o Anthony Digiandomenico
750 Mohawk Street
Columbus, Ohio 43206
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

8. **Application No.:** [BZA17-142](#)
Parcel Number: 010-280872
Location: **4190 ALSTON STREET (43219)**, located at the north east corner of Alston Street and Easton Loop East
Area Comm./Civic: Northeast Area Commission
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the total number of additional parking spaces from 204 required to 179 provided (25 to 0).
Proposal: To construct a hotel.
Applicant(s): Olshan Properties
600 Madison Avenue, 14th Floor
New York, New York 10022
Attorney/Agent: Jeffrey L. Brown, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215
Property Owner(s): Morso Holding Co.
Three Limited Parkway
Columbus, Ohio 43215
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov
9. **Application No.:** [BZA17-144](#)
Parcel Number: 010-011840
Location: **246 NORTH 21ST STREET (43203)**, located on the east side of North 21st Street, approximately 550 feet south of Mt. Vernon Avenue.
Area Comm./Civic: Near East Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the required rear yard from 25% of the lot area (850 square feet) to 7% (224.4 square feet).
Proposal: To construct habitable space from the house to the garage.
Applicant(s): Devin Erickson
246 North 21st Street
Columbus, Ohio 43203
Attorney/Agent: None.
Property Owner(s): Applicant
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

10. **Application No.:** [BZA18-006](#)
Parcel Number: 010-012911
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):
3332.38(F), Private garage.
To increase the lot area devoted to a private garage from 720 square feet to 1,120 square feet.
3312.49 - Minimum numbers of parking spaces required.
To reduce the number of required parking spaces from 2 to 0.
Proposal: The applicant proposes to construct a carriage house with 4 parking spaces on the newly split lot.
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, (614) 645-6350
E-mail: JFFreise@Columbus.gov
11. **Application No.:** [BZA17-113](#)
Parcel Number: 010-004945
Location: **338 SIEBERT STREET (43206)**, located at the northwest corner of Bruck Street and Siebert Street
Area Comm./Civic: Columbus South Side Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.22(a,1), Building lines on corner lots—Exceptions.
To reduce the building setback from 12.4 feet to 3.25 feet.
3332.27, Rear yard.
To reduce the required rear yard from 25% to 23%.
Proposal: To construct a two-story 587 square foot addition, with a first floor garage and second story living space.
Applicant(s): Kevin Hite and Brian Misencik
338 Siebert Street
Columbus, Ohio 43206
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

12. **Application No.:** [BZA16-092](#)
Parcel Number: 010-132279
Location: **2040 & 2060 SOUTH HAMILTON ROAD (43232)**, located on the east side of South Hamilton Road, approximately 915 feet north of Groves Road.
Area Comm./Civic: Greater South East Area Commission
Existing Zoning: M-1, Manufacturing District
Request: Special Permit and Variance(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To allow a salvage yard.
3392.10, Performance requirements.
To increase the pile height from 10 feet to 18 feet.
Proposal: To utilize the site as a salvage yard.
Applicant(s): Ebrahim Hooshiarnejad
611 Marion Road
Columbus, Ohio 43207
Attorney/Agent: John Ingwersen, Architect
1050 Bryden Road
Columbus, Ohio 43205
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
13. **Application No.:** **BZA16-027**
Parcel Number 010-103964
Location: **611 MARION ROAD (43207)**, located on the north and south side of Marion Road, approximately 1,500 feet west of Champion Avenue.
Area Comm./Civic: Columbus Southside Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance & Special Permit(s) to Section(s):
3389.07, Junk or salvage.
To permit the continuation of a salvage business for 529, 611, and 659 Marion Rd..
3363.24, Building setback
To provide a 14 foot setback for a 24,000 square foot building along Marion Road and an 8 foot perimeter fence.
3392.10, Performance requirements.
To allow outdoor storage of materials to be piled to height of 17 feet.
Proposal: To establish a recycling facility and to maintain a salvage storage lot for various materials, not limited to plastics and pallets.
Applicant(s): John Ingwersen
1050 Bryden Road
Columbus, Ohio 43205
Attorney/Agent: James D. Gilbert, Attorney
6065 Frantz Road
Dublin, Ohio 43017
Property Owner(s): Ebrahim Hooshiarnejad
P.O. Box 07826
Columbus, Ohio 43207
Case Planner: Dick Makley, 645-0078
E-mail: rpmakley@columbus.gov