

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

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, MARCH 27, 2018 at 4:30 P.M.** in the Hearing Room of the Department of Building & Zoning Services, 111 North Front Street.

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

1. **Application No.:** [BZA18-002](#)
 Parcel Number: 010-086370
 Location: **161 NOTTINGHAM ROAD (43214)**, located on the south side of Nottingham Road, approximately 220 feet east of Olentangy Boulevard.
 Area Comm./Civic: Clintonville Area Commission
 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.38(C,G), Private garage.
 To reduce the distance of a garage to the lot line from 3 feet to 2.3 feet and to increase the height of a private garage from 15 feet to 20 feet.
 Proposal: To construct a detached garage with a storage attic.
 Applicant(s): Craig A. Snively
 161 Nottingham Road
 Columbus, Ohio 43214
 Attorney/Agent: none
 Property Owner(s): Applicant
 Case Planner: Jamie Freise, (614) 645-6350
 E-mail: JFFreise@Columbus.gov

2. **Application No.:** [BZA18-003](#)
 Parcel Number: 010-027328
 Location: **1382 SOUTH 5TH STREET (43207)**, located on the east side of South 5th Street, approximately 210 feet south of East Moler Street.

 Area Comm./Civic: South Side Area Commission
 Existing Zoning: R-2F, Residential District
 Request: Variances(s) to Section(s):
 3332.05, Area district lot width requirements.
 To reduce the required lot widths from 50 feet to 29 feet, 1 inch for the north parcel and to 25 feet, 11 inches for the south parcel.
 3332.14, R-2F area district requirements.
 To reduce the required lot area from 6,000 square feet for each parcel to 3,753.7 square feet for the north parcel and to 3,343.2 square feet for the south parcel.

 Proposal: To create a lot split and to construct a new single-family dwelling.
 Applicant(s): Juliet Bullock, Architect
 1182 Wyandotte Road
 Columbus, Ohio 43212

 Attorney/Agent: None.
 Property Owner(s): Xhevair Brakay
 1832 Barrington Road
 Upper Arlington, Ohio 43221

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

3. **Application No.:** [BZA18-004](#)
Parcel Number: 010-001671
Location: **460 & 464 SOUTH LANE (43206)**, located on the north side of South Lane, approximately 110 feet west of Beech Street.
Area Comm./Civic: South Side Area Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3332.19, Fronting.
To allow principal buildings not to front upon a public street.
3332.21, Building lines.
To reduce the required building setback from 10 feet to 3 feet, 10 inches.
3312.13, Driveway.
To reduce the minimum width of a driveway from 10 feet to 5 feet on either side of the property line between two parcels.
3312.25, Maneuvering.
To not provide sufficient on-site maneuvering (20 feet) on each parcel to access parking spaces.
Proposal: To construct two, two-family dwellings on two adjoining parcels.
Applicant(s): Juliet Bullock, Architect
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: None.
Property Owner(s): Chad Seiber
960 Hunter Avenue
Columbus, Ohio 43201
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov
4. **Application No.:** [BZA18-005](#)
Parcel Number: 010-012426
Location: **3555 WESTERVILLE ROAD (43224)**, located on the west side of Westerville Road, approximately 1700 feet north of Innis Road
Area Comm./Civic: North East Area Commission
Existing Zoning: M-2, Manufacturing District
Request: Special Permit & Variance(s) to Section(s):
3389.12, Portable building.
To allow a portable building as a storage container.
3312.39, Striping and marking.
To not stripe or mark the existing parking area.
3312.43, Required surface for parking.
To allow a gravel parking lot.
Proposal: To conform existing conditions for a landscaping business.
Applicant(s): Sunscapes Landscaping & Ground Maintenance, LLC
5383 Township Road 187
Marengo, Ohio 43334
Attorney/Agent: Plan 4 Land, LLC, c/o Joe Clase, AICP
10 West North Street, PO Box 215
Ostrander, Ohio 43061
Property Owner(s): Applicant
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

5. **Application No.:** [BZA18-007](#)
Parcel Number: 010-014374
Location: **503 SOUTH 3RD STREET (43206)**, located at the northwest corner of East Blenkener Street and South 3rd 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 total lot coverage from 56.11% (1,474.61 square feet) of the lot area to 70.84% (1,847.84 square feet.) (Fifty percent (50%; 1,314.095 square feet) is the maximum lot coverage allowable.)
3332.27, Rear yard.
To reduce the required rear yard from 25% of the total lot area (657.05 square feet) to 5.52% (145.08 square feet). The existing rear yard is 19.9% (523 square feet) of the total lot area.
3332.25, Maximum side yards required.
To reduce the maximum side yards from 20% of the width of the lot (8.3 feet) to 3.6% of the width of the lot (1.5 feet).
3332.26, Minimum side yard required.
To reduce the minimum side yard on the south from 5 feet to 0 feet and on the north from 5 feet to 1.5 feet.
3332.21, Building lines.
To reduce the required building setback from 10 feet to 3.7 feet (existing condition).
3321.05, Vision clearance.
To reduce the required vision clearance from 10 feet to 3.7 feet at the corner of an alley and a street (existing condition).
Proposal: To construct an attached, two-car garage.
Applicant(s): Jonathan Halverstadt, Bradley Dobson and Rebecca Dobson
300 New England Avenue
Worthington, Ohio 43085
Attorney/Agent: None.
Property Owner(s): Applicant
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

6. **Application No.:** [BZA18-009](#)
Parcel Number: 010-077334
Location: **352 WEST LANE AVENUE (43201)**, located at north east corner of West Lane Avenue and Perry Street
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces required.
To reduce the number of additional required parking spaces required from 31 to 17 provided.
3325.331, Setback Requirements
To reduce the minimum parking setback from 5 feet to 0 feet and to allow a parking lot to be located in front of a principal building.
3325.381, Parking and Circulation
To allow parking, stacking, and circulation aisles between a principal building and a street right-of-way line.
3325.313, FAR Standards
To reduce the minimum FAR requirement from 1 to .21
3325.361(A), Landscaping and Screening
To provide no landscape screening along Lane Avenue
3325.361(C), Landscaping and Screening
To permit the existing dumpster to remain along the east side of the building.
3312.21, Landscaping and screening.
To provide no interior or perimeter parking lot screening.
Proposal: To convert an existing retail store to a restaurant and to add offices, a cooler and a patio.
Applicant(s): Edward Gaughan
540 Teteridge Road
Columbus, Ohio 43211
Attorney/Agent: Jeffrey L. Brown, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215
Property Owner(s): 93OHRPT, LLC
7978 Cooper Creek Boulevard, Suite 100
University Park, Florida 34201
Case Planner: Jamie Freise, (614) 645-6350
E-mail: JFFreise@Columbus.gov

7. **Application No.:** [BZA18-011](#)
Parcel Number: 610-205680
Location: **7450 HUNTINGTON PARK DRIVE (43235)**, located on the east side of Huntington Park Drive, approximately 500 feet north of Hutchinson Avenue.
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: CPD, Commercial Planned Development District
Request: Special Permit(s) to Section(s):
3389.12. Portable building.
To grant a special permit for a portable generator.
Proposal: To allow the placement of a portable building housing a generator.
Applicant(s): Quantum Health; c/o Jenny Barnes
7450 Huntington Park Drive
Columbus, Ohio 43235
Attorney/Agent: Michael Shannon
500 South Front Street, Suite 1200
Columbus, Ohio 43215
Property Owner(s): OH14 Columbus, L.L.C.
1521 Westbranch Drive, #100
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov
8. **Application No.:** [BZA18-022](#)
Parcel Number: 010-029480
Location: **1618 NEIL AVENUE (43210)**, located on the northeast corner of Neil Avenue and West 10th Avenue
Area Comm./Civic: University Area Commission
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
36 to 0
Proposal: To convert the first floor of a beauty salon/school building to restaurant.
Applicant(s): Peter Jenkins, OSU Planning and Real Estate
1534 N. High St.
Columbus, OH 43201
Attorney/Agent: None
Property Owner(s): ABA Properties
68 S. Fourth St.
Columbus, OH 43215
Case Planner: Dick Makley, (614) 645-0078
E-mail: RPMakley@Columbus.gov

9. **Application No.:** [BZA17-143](#)
Parcel Number: 010-140800
Location: **840 MICHIGAN AVENUE (43215)**, located at the northeast corner of Buttles Avenue and Michigan Avenue.
Area Comm./Civic: Harrison West Society
Existing Zoning: M, Manufacturing District
Request: Variances & Special Permit(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 3 to 0. (42 spaces are provided.)
3312.27, Parking setback line.
To reduce the required parking setback for one (1) parking space from 25 feet to 3.5 feet.
3312.29, Parking space.
To reduce the width of one (1) parking space from 9 feet to 8 feet.
3363. 24, Building lines in an M, manufacturing district.
To reduce the required building setback along Buttles Avenue and West Thurber Avenue from 25 feet to 9 feet along both street frontages. (Previously approved; BZA15-084.)
3333.12, AR-1 and AR-4 area district requirements.
To reduce the lot area per dwelling unit from 1,200 square feet to 843 square feet.
3391.07, Expansion of non-conforming uses.
To allow an extended stay hotel use to expand by adding units; from 26 to 32.
Proposal: To create additional hotel units in an existing extended stay hotel building.
Applicant(s): 840 Michigan Avenue, 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): Applicant
Case Planner: David J. Reiss, (614) 645-7973
E-mail: DJReiss@Columbus.gov

10. **Application No.:** [BZA17-108](#)
Parcel Number: 010-066877
Location: **533 NORTH NELSON ROAD (43219)**, located on the west side of North Nelson Road, approximately 585 feet north of Maryland Avenue
Area Comm./Civic: Near East Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance & Special Permit(s) to Section(s):
3363.41, Storage.
To reduce the setback for open storage from any residential or apartment residential district from 600 feet to 70 feet and from 20 feet to 10 feet from the north, west and south property lines for outside storage; to reduce the setback from 100 feet to 30 feet from the street for cardboard storage; to permit the existing chain link fence without the non-transparent material at 5 foot in height along the north, west and south property lines and to allow the existing chain link fence without the non-transparent material to remain at 10 feet in height on the north property line.
3363.27, Height and area regulations.
To reduce the setback for a recycling center from any residential or apartment residential district from 600 feet to 70 feet and from the north property line 20 feet to 0 feet.
3389.07, Impound lot, junk yard or salvage yard.
To allow a Special Permit for a recycling center
3312.21, Landscaping and screening.
To provide no headlight screening or interior landscape trees.
3312.27, Parking setback line.
To reduce the parking setback line for loading spaces and pavement from 25 feet to 10 feet.
3392.10, Performance requirements.
To permit the existing chain link fence without the non-transparent material at 5 foot in height along the north, west and south property lines and to allow the existing chain link fence without the non-transparent material to remain at 10 feet in height on the north property line.
3392.12, Prohibited location.
To reduce the setback for a recycling center from any residential district from 600 feet to 70 feet.
Proposal: To allow a recycling center with outdoor storage containers and convert part of the warehouse to office space and a cooler within the existing building footprint.
Applicant(s): 533 N. Nelson, LLC
521 Preservation Lane
Gahanna, Ohio 43230
Attorney/Agent: Smith & Hale, LLC, c/o Jeffrey L. Brown, Attorney
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