

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
APRIL 24, 2018**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, APRIL 24, 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.:** **BZA18-027**
Location: **966 HIGHLAND STREET (43215)**, located on the east side of Highland Street, approximately 114 feet south of West Second Avenue (010-008848; Victorian Village Commission)
Existing Zoning: ARLD, Apartment Residential District
Request: Variance(s) to Section(s):
3333.18(F), Building lines.
To reduce the building line from 10 feet to 8 feet.
3333.23, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 3 feet.
Proposal: To construct a single-family dwelling on a vacant lot.
Applicant(s): Connie J. Klema, Atty.
PO Box 991
Pataskala, Ohio 43062
Attorney/Agent: Applicant
Property Owner(s): Urban Restorations, LLC
815 North High Street, Ste. R
Columbus, Ohio 43215
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

2. **Application No.:** [BZA17-046](#)
Location: **1100 NORTH HIGH STREET (43201)**, located on the east side of North High Street, approximately 300 feet north of East 3rd Avenue. (010-023214; Italian Village 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 parking spaces from 28 to 0. (0 spaces are provided.)
Proposal: To convert an existing parking lot into an outdoor patio and seasonal community gathering space.
Applicant(s): Giannopoulos Properties, Ltd.
P.O. Box 09499
Bexley, Ohio 43209
Attorney/Agent: Donald Plank; Plank Law Firm
411 East Town Street, 2nd Floor
Columbus, Ohio 43215
Property Owner(s): Giannopoulos Properties, Ltd./Volos Properties, Ltd.
P.O. Box 09499
Bexley, Ohio 43209
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
3. **Application No.:** [BZA17-118](#)
Location: **2052 JUNEAU WAY (43123)**, located on the east side of Juneau Way, approximately 125 feet south of Alkire Road (570-248633; 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
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

4. **Application No.:** [BZA17-133](#)
- Location:** **2310 REFUGEE ROAD (43207)**, located on the north side of Refugee Road, approximately 2,500 feet west of Alum Creek Drive. (010-238695; South Side Area Commission)
- Existing Zoning:** M, Manufacturing District
- Request:** Special Permit & Variance(s) to Section(s):
- 3389.07, Impound lot, junk yard or salvage yard.
To expand a vehicle storage/parts removal area. To permit the collection and storage of junk and salvage vehicles and to permit the display and removal of parts from salvage vehicles south of the existing building.
- 3363.41, Storage.
To reduce the separation requirement from an apartment residential district to a salvage storage operation from 600 feet to 320 feet to the north, to 0 feet for the parcel to the west and to 0 feet for a property abutting the west side of 2310 Refugee Road. Also, to not provide opaque screening along the north and west property lines and where contiguous with a an existing salvage operation and; to reduce the setback for outside storage from 20 feet to 0 feet along all property lines except the west property line.
- Proposal:** To expand an auto salvage yard operation.
- Applicant(s):** Randall Hall
2181 Alum Creek Drive
Columbus, Ohio 43207
- Attorney/Agent:** Harris, McClellan, Binau & Cox; c/o James B. Harris
37 West Broad Street, Suite 950
Columbus, Ohio 43215
- Property Owner(s):** Applicant
- Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

5. **Application No.:** [BZA18-001](#)
Location: **2178 WATKINS ROAD (43207)**, located on the west side of Watkins Road, approximately 565 feet north of the intersection of New World Drive and Watkins Road. (010-021144; Far South Area Commission)
Existing Zoning: M-1, Manufacturing District
Request: Variances(s) to Section(s):
3365.21, Height and area regulations.
To reduce the required side yard from 25 feet to 11.67 feet on the south side and to 6.33 feet on the north side of the proposed building.
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 5 to 2.
3312.39, Striping and marking.
To not provide striping and marking for parking spaces.
3312.43, Required surface for parking.
To not improve the parking area, circulation area aisle or driveway with an approved hard surface. To allow a gravel surface.
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 11.67 feet on the south side of the building and to 6.33 feet on the north side of the building.
Proposal: To construct a garage for a trucking company.
Applicant(s): David Jamison; Clark Architects, Inc.
7844 Flint Road
Columbus, Ohio 43235
Attorney/Agent: Applicant.
Property Owner(s): Bonnie & Patrick Alexander
2233 Watkins Road
Columbus, Ohio 43207
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
6. **Application No.:** [BZA18-003](#)
Location: **1382 SOUTH 5TH STREET (43207)**, located on the east side of South 5th Street, approximately 210 feet south of East Moler Street. (010-027328; 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: Applicant.
Property Owner(s): Xhevair Brakay
1832 Barrington Road
Upper Arlington, Ohio 43221
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

7. **Application No.:** [BZA18-013](#)
Location: **1110 MAPLEWOOD ROAD (43207)**, located on the north side of Maplewood Road, approximately 465 feet west of Lockbourne Road. (495-297505; Far South Area Commission.)
Existing Zoning: R, Rural Residential District
Request: Variances(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 2 to 1 on Lot A.
3332.06, R-rural area district requirements.
To reduce the required lot area from 5 acres to .1149 acres for Lot A and to .1322 acres for lot B.
3332.26, Minimum side yard permitted.
To reduce the required side yard from 7.5 feet to 4.4 feet along the west lot line on Lot A and to 4.4 feet along the east lot line for Lot B.
3332.28, Side or rear yard obstruction.
To allow the creation of one parking space in the east side yard of Lot A and to allow the creation of two parking spaces in the west side yard of Lot B.
3312.27, Parking setback line.
To reduce the parking setback from 15.6 feet to 9.9 feet on Lot A and to 6.4 feet on Lot B.
3312.13, Driveway.
To reduce the minimum width of the driveways for Lots A & B from 10 feet to 9.6 feet, each.
Proposal: To create a lot split to establish two, independent parcels.
Applicant(s): Thomas & Sarah Bleidorn
10195 Mantle Road
Orient, Ohio 43146
Attorney/Agent: None.
Property Owner(s): Applicants.
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
8. **Application No.:** [BZA18-015](#)
Location: **1272 COLE STREET (43205)**, located on the north side of Cole Street, approximately 155 feet east of Linwood Avenue. (010-042789; Near East Area Commission)
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the maximum side yards required from 20% of the width of the lot (14.92 feet) to 14% of the width of the lot (10 feet).
Proposal: To construct a single-family dwelling with a 3-car garage.
Applicant(s): 360 Builders, L.L.C.; c/o Eboni Eiland
4089 Jonquil Street
Columbus, Ohio 43224
Attorney/Agent: None.
Property Owner(s): Central Ohio Community Improvement
845 Parsons Avenue
Columbus, Ohio 43206
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

9. **Application No.:** [BZA18-018](#)
Location: **839 SUMMIT STREET (43215)**, located on the west side of Summit Street, approximately 270 feet south of East 1st Avenue. (010-004709; Italian Village Commission)
Existing Zoning: R-4, Residential District
Request: Variances(s) to Section(s):
3312.25, Maneuvering.
To not provide sufficient maneuvering (20 feet) to access parking spaces in a detached garage (approximately 14.5 feet).
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 2.6 feet on the north side of the proposed garage and to 0 feet on the south side of the garage.
3332.33, Private access and parking requirements.
To not provide for private access to off-street parking facilities.
Proposal: To construct a detached garage.
Applicant(s): Ben Goodman
839 Summit Street
Columbus, Ohio 43215
Attorney/Agent: None.
Property Owner(s): Ben Goodman & Chris Zuelke
839 Summit Street
Columbus, Ohio 43215
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
10. **Application No.:** [BZA18-019](#)
Location: **4450 EASTON WAY (43219)**, located at the northwest corner of Easton Way and Stelzer Road (010-251074; Northeast Area Commission)
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3356.11, C-4 district setback lines
To reduce the building setback line from 35 feet to 0 feet along Stelzer Road
Proposal: To reduce the building setback along Stelzer Road for future development in the Easton Town Center.
Applicant(s): Morso Holding Co.
3 Limited Parkway
Columbus, Ohio 43230
Attorney/Agent: Jeffrey L. Brown, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

11. **Application No.:** [BZA18-020](#)
Location: **3885 MORSE ROAD (43219)**, located at the southwest corner of Morse Road and Stelzer Road (010-204695; Northeast Area Commission)
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3356.11, C-4 district setback lines
To reduce the building setback line from 35 feet to 0 feet along Stelzer Road
Proposal: To reduce the building setback along Stelzer Road for future development in the Easton Town Center.
Applicant(s): Morso Holding Co.
3 Limited Parkway
Columbus, Ohio 43230
Attorney/Agent: Jeffrey L. Brown, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
12. **Application No.:** [BZA18-021](#)
Location: **3232 CLEVELAND AVENUE (43224)**, located on the east side of Cleveland Avenue, at the terminus of Audrey Drive. (Between Dunbar Drive and Britains Lane.) (010-291665; North Linden Area Commission)
Existing Zoning: M-2, Manufacturing District
Request: Variances(s) to Section(s):
3312.39, Striping and marking.
To not provide striping and marking for a parking lot.
3312.43, Required surface for parking.
To not provide an improved, hard surface for parking, driveways, maneuvering and aisles made of Portland cement, asphaltic concrete or other approved hard surface.
Proposal: To be exempt from the requirement to provide a hard surface, striping and marking for a parking lot.
Applicant(s): Plan 4 Land, L.L.C.; c/o Joe Clase
10 West North Street, P.O. Box 215
Ostrander, Ohio 43061
Attorney/Agent: Applicant.
Property Owner(s): 3232 Cleveland Avenue, L.L.C.
3232 Cleveland Avenue
Columbus, Ohio 43224
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

13. **Application No.:** [BZA18-023](#)
Location: **4075 ALKIRE GLEN WAY (43228)**, located at the northwest corner of Demorest & Alkire Roads. (570-104529; Hilltop Area Commission)
Existing Zoning: L-ARLD District
Request: Variance(s) to Section(s):
3333.255, Perimeter yard.
To reduce the required perimeter yard from 25 feet to from between 24 feet, 9 inches to 23 feet, 9 inches.
Proposal: To legitimize existing, detached garages that were not sited properly when constructed.
Applicant(s): Jeff Rosenbloom
2089 East Fort Union Boulevard
Salt Lake City, Utah 84121
Attorney/Agent: None.
Property Owner(s): R.S. Alkire Glen Owners, L.L.C.
2089 East Fort Union Boulevard
Salt Lake City, Utah 84121
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
14. **Application No.:** [BZA18-025](#)
Location: **755 SOUTH HIGH (43206)**, located on the west side of South High Street approximately 90 feet south of West Frankfurt Street (010-025608; Brewery District)
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required
To reduce the number of additional parking spaces required from 10 to 0.
Proposal: To add second floor square footage to restaurant space
Applicant(s): Maxwell McGarity
755 S. High St.
Columbus, OH 43206
Attorney/Agent: Lauren T. McGarity
PO. Box 20024
Columbus, OH 43220
Property Owner(s): Applicant
Planner: Dick Makley, (614) 645-0078; rpmakley@columbus.gov

15. **Application No.:** [BZA18-029](#)
Location: **1034 JAEGER STREET (43206)**, located on the east side of Jaeger Street, approximately 34 feet south of East Stewart Avenue (010-053161; German Village Commission)
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3332.38, Private garage.
To permit finished space above a detached garage. Also, to permit the overall height of a detached garage to exceed 15 feet; to allow the overall height to be 28 feet.
3332.26, Minimum side yard permitted.
To allow the minimum side yard to be reduced from 3 feet to 1.5 feet.
Proposal: To construct a detached garage with finished space on the 2nd floor.
Applicant(s): Juliet Bullock
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: Applicant.
Property Owner(s): John D. Kuijper
1034 Jaeger Street
Columbus, Ohio 43206
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
16. **Application No.:** [BZA18-031](#)
Location: **1100 SUMMIT STREET (43201)**, located on the East side of Summit Street, approximately 150 feet south of East Fourth Street. (010-019127; Italian Village Commission)
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines.
To reduce the required building line from 25 feet to 13 feet 6 inches.
3332.26, Minimum side yard permitted
To reduce the minimum side yard from 5 feet to 3 feet.
Proposal: To construct a two-family dwelling.
Applicant(s): Michael E. Mahaney
1499 Perry Street
Columbus, Ohio 43201
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov