

# RESULTS AGENDA

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
MAY 22, 2018**

The Columbus Board of Zoning Adjustment held a public hearing on the following applications on **TUESDAY, MAY 22, 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](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

- Application No.:** **BZA18-032 \*\*APPROVED\*\***

**Location:** **5120 SOUTH GODOWN ROAD (43220)**, located on the east side of South Godown Road, approximately 200 feet south of Bethel Road (010-184792; Northwest Civic Association)

**Existing Zoning:** C-4, Commercial & I, Institutional District

**Request:** Variance(s) to Section(s):  
3312.27, Parking setback line.  
    To reduce the minimum parking setback line from 25 feet to 0 feet.  
3312.49, Minimum numbers of parking spaces required.  
    To reduce the minimum number of bicycle parking spaces from 3 to 0  
3312.21(B), Landscaping and screening.  
    To provide no headlight screening on site.  
3349.04, Height, area and yard regulations.  
    To reduce the building setback from 50 feet to 35 feet 4 inches, and to reduce the minimum side yard from 20 feet to 9 feet.

**Proposal:** To expand the parking and circulation area for a special needs school.

**Applicant(s):** Brookside Services, LLC, c/o William McKinney  
5120 South Godown Road  
Columbus, Ohio 43220.

**Attorney/Agent:** None

**Property Owner(s):** Applicant

**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

2.     **Application No.:**     **BZA18-034 \*\*APPROVED\*\***  
       **Location:**         **884 DENNISON AVENUE (43215)**, located on east side of Dennison Avenue, approximately 51 feet south of West First Avenue. (010-001088; Victorian Village Commission)  
  
       **Existing Zoning:**     R-4, Residential District  
       **Request:**             Variance(s) to Section(s):  
                               3332.15, R-4 area district requirements.  
                                       To reduce the required lot area from 6,000 square feet to 2835 square feet for each parcel.  
                               3332.05(A)(4) Lot width.  
                                       To reduce the required lot width for both lots from 50 feet to 35 feet.  
                               3332.21 Building lines.  
                                       To reduce the building line along Dennison Avenue from the required 25 feet to 12 feet, 7 inches.  
                               3332.25 Maximum side yard required.  
                                       To reduce the maximum side yard from 7 feet to 6 feet.  
                               3332.18(D) Basis of computing area.  
                                       To increase the lot coverage to 55% from the required 50%.  
                               3321.07(B) Landscaping  
                                       To eliminate the tree requirement for both lots.  
  
       **Proposal:**             A lot split, resulting in two, two-unit dwellings, each on their own lot.  
       **Applicant(s):**         Quinn R. Lamb  
                                       2326 Brixton Road  
                                       Columbus, Ohio  
  
       **Attorney/Agent:**     Jeffrey L. Brown, Atty.  
                                       37 West Broad Street, Ste. 460  
                                       Columbus, Ohio 43215  
  
       **Property Owner(s):**   Applicant  
       **Planner:**             Eric Snowden, (614) 645-3526; ERSnowden@columbus.gov

**3. Application No.:** **BZA18-037 \*\*APPROVED\*\***  
**Location:** **804 CITY PARK AVENUE (43206)**, located at the northeast corner of City Park Avenue and East Kossuth Street (010-044062; German Village Commission)  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.18(D), Basis of computing area.  
To increase the lot coverage from 50% to 53.7%  
3332.21, Building lines.  
To reduce the building line from 10 feet to 1.75 feet long City Park Avenue and to 1 foot along East Kossuth Street  
3332.25, Maximum side yards required.  
To decrease the maximum side yards from 20% (12.5 feet) to 4.128% (2.58 feet).  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 5 feet to 1.58 feet on the north and to 1 foot on the south.  
3332.27, Rear yard.  
To reduce the required rear yard from 25% to 9.7%.  
3321.05, Vision clearance.  
To allow a structure to encroach 5 feet into the vision clearance triangle  
**Proposal:** To combine two lots and connect the the two single family dwellings resulting in one single-family dwelling.  
**Applicant(s):** Nelson Heinrichs  
804 City Park Avenue  
Columbus, Ohio 43206  
**Attorney/Agent:** William Hugus, Architect  
750 Mohwak Street  
Columbus, Ohio 43206  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

4. **Application No.:** **BZA18-038 \*\*APPROVED\*\***  
**Location:** **6835 CAINE ROAD (43235)**, located on the west side of Caine Road, approximately 560 feet north of Snouffer Road. (590-191330; Far Northwest Coalition)  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3321.03, Lighting.  
To increase the allowable overall height of light poles from 28 feet to 40 feet.  
**Proposal:** To replace existing light poles for volleyball courts.  
**Applicant(s):** Chris Humphrey  
4495 Millwater Drive  
Powell, Ohio 43065  
**Attorney/Agent:** None.  
**Property Owner(s):** DLS Dublin, L.L.C.  
6835 Caine Road  
Columbus, Ohio 43235  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
5. **Application No.:** **BZA18-039 \*\*TABLED\*\***  
**Location:** **468 WEST THIRD AVENUE (43201)**, located North side of West Third Avenue, approximately 32 feet east of Oregon Avenue. (010-051712; Harrison West Society)  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(G) Private garage.  
To increase the height of an accessory garage from the required 15 feet to 23 feet, 10 inches.  
**Proposal:** To construct a detached garage with a height of 23 feet, 10 inches.  
**Applicant(s):** Theodore S. Peterson  
468 West Third Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** Shawn McNeil  
370 Charleston Avenue  
Columbus, Ohio 43214  
**Property Owner(s):** Applicant  
**Planner:** Eric Snowden, (614) 645-3526; ERSnowden@columbus.gov

6. **Application No.:** **BZA18-040 \*\*APPROVED\*\***  
**Location:** **4510 LOCKBOURNE ROAD (43207)**, located on the east side of Lockbourne Road, approximately 90 feet north of Interstate 270. (510-105226; Far South Columbus Area Commission)  
**Existing Zoning:** R-1, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 5 feet to 0 feet.  
3332.38(F,G), Private garage.  
To increase the area devoted to a garage from 720 square feet to 2,124 square feet and to increase the height from 15 feet to 16 feet 6 inches.  
**Proposal:** To construct a 16 foot 6 inch tall, 1,500 square foot detached garage that straddles a lot line.  
**Applicant(s):** Jesse Bowen  
4510 Lockbourne Drive  
Columbus, Ohio 43207  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
7. **Application No.:** **BZA18-041 \*\*APPROVED\*\***  
**Location:** **684 OAKWOOD AVENUE (43205)**, located at the northeast corner of Newton Street and Oakwood Avenue. (010-066961; Livingston Avenue Area Commission)  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.41, Rooftop telecommunication installation.  
To reduce the required structure height for a rooftop telecommunications antenna from 60 feet to 55 feet.  
**Proposal:** To attach telecommunications antennas to an existing chimney that is 55 feet in height.  
**Applicant(s):** T-Mobile; c/o Nathan O. Meyer, agent  
6869 Windjammer Drive  
Brownsburg, Indiana 46112  
**Attorney/Agent:** Applicant.  
**Property Owner(s):** Ethiopian Ortho Tewahedo Holy Trinity Church  
684 Oakwood Avenue  
Columbus, Ohio 43205  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

8. **Application No.:** BZA18-053 **\*\*TABLED\*\***  
**Location:** 5252 WALCUTT COURT (43228), located at the southwest corner of Hilliard Rome Road East and Trabue Road. (570-210824; None)  
**Existing Zoning:** LM-2, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3367.15(a), M-2 manufacturing district special provisions.  
To reduce the required storage setback from 50 feet to 0 feet along the southern property line (Interstate 70) and western property line (Hilliard Rome Road).  
3367.15(c), M-2 manufacturing district special provisions.  
To provide no landscaping along the southern or western property lines.  
3367.29, Storage.  
To reduce the setback of open storage of materials to a residential district from 100 feet to 0 feet and to reduce the setback line to a secondary thoroughfare from 125 feet to 0 feet.  
**Proposal:** To improve and expand an existing industrial heavy machinery sales and rental business.  
**Applicant(s):** Jonathan Zivoder, c/o The Mannik Smith Group  
23225 Mercantile Road  
Beachwood, Ohio 44122  
**Attorney/Agent:** None  
**Property Owner(s):** Omco Building, LLC  
3993 East Royalton Road  
Cleveland, Ohio 44147  
**Planner:** Jamie Freise, (614) 645-0078; JFFreise@Columbus.gov

9. **Application No.:** BZA18-054 **\*\*TABLED\*\***  
**Location:** 3574 OAKLAWN STREET (43224), located on the east side of Oaklawn Street, approximately 300 feet south of Northridge Road. (010-107114; North Linden Area Commission)  
**Existing Zoning:** R-2, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard for a detached garage from 3 feet to 0 feet.  
3332.27, Rear yard.  
To reduce the required rear yard from 25% to 15%.  
3332.38(G), Private garage.  
To increase the allowable height of a detached garage from 15 feet to 17 feet.  
3332.38(F), Private garage.  
To increase the area devoted to private garage from 720 square feet to 1,128 square feet.  
**Proposal:** To construct an addition to an existing detached garage.  
**Applicant(s):** Connie M. McTaggart  
3574 Oaklawn Street  
Columbus, Ohio 43224  
**Attorney/Agent:** Antonio Colosimo, Architect  
833 Grandview Avenue, Ste. B  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

10. **Application No.:** **BZA18-058 \*\*APPROVED\*\***  
**Location:** **4066 MORSE ROAD (43230)**, located approximately 500 feet north of Morse Road at the terminus of Service Road 7A. (600-150025; Northland Community Council)  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3353.05 (D) (5) (b) - district development standards  
To allow expansion of an existing cell tower to exceed 150 feet.  
**Proposal:** To collocate antennas on an existing cell tower.  
**Applicant(s):** Crown Castle USA INC. c/o Bryan Brawner  
10300 Ormsby Park Place  
Louisville, Kentucky 40223  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Dick Makley, (614) 645-0078, rpmakley@columbus.gov
11. **Application No.:** **BZA18-059 \*\*APPROVED\*\***  
**Location:** **109 WARREN STREET (43202)**, located at the southwest corner of Warren Street and Summit Street. (010-021000; Italian Village Commission)  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3321.05, Vision clearance.  
To allow a structure to encroach into the 30 foot x 30 foot vision clearance triangle.  
**Proposal:** To construct a single-unit dwelling.  
**Applicant(s):** Michael Mahaney  
1499 Perry Street  
Columbus, Ohio 43201  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov



**12. Application No.:** BZA18-016 **\*\*APPROVED\*\***  
**Location:** 1064 PARSONS AVENUE (43206), located on the east side of Parsons Avenue, approximately 144 feet north of Stewart Avenue. (010-283375; South Side Area Commission)  
**Existing Zoning:** C-4, Commercial 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 ADA space.  
**Proposal:** To convert a single-family dwelling into a first-floor commercial use with a second-floor apartment.  
**Applicant(s):** Michael Green  
458 East Whittier Street  
Columbus, Ohio 43206  
**Attorney/Agent:** None.  
**Property Owner(s):** Green Quarters, L.L.C.  
458 East Whittier Street  
Columbus, Ohio 43206  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov