

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 26, 2018**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JUNE 26, 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

- Application No.:** [BZA17-122](#)
Location: **3465 SNOUFFER ROAD (43235)**, located at the southwest corner of Skyline Drive, East and Snouffer Road. (218-297251; Far Northwest Coalition)
Existing Zoning: R, Rural District
Request: Variance(s) to Section(s):
3332.06, R-rural area district requirements.
To reduce the minimum lot area of two parcels from 5 acres each to 0.473 acres for the larger parcel and to 0.210 acres for the smaller parcel.
Proposal: To allow reductions of the minimum lot areas for two adjoining parcels in a Rural zoning district.
Applicant(s): Envisionpoint, L.L.C.
5000 Arlington Centre Boulevard, #2209
Columbus, Ohio 43220
Attorney/Agent: Jackson B. Reynolds, III
37 West Broad Street, Suite #460
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

2. **Application No.:** [BZA17-143](#)
Location: **840 MICHIGAN AVENUE (43215)**, located at the northeast corner of Buttles Avenue and Michigan Avenue. (010-140800; Harrison West Society)
Existing Zoning: M, Manufacturing District
Request: Variance & Special Permit(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 20 to 0. (60 spaces are required; 40 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 931 square feet.
3389.15, Expansion or relocation of non-conforming uses.
To increase the number of extended stay hotel units from 26 to 29.
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
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

3. **Application No.:** [BZA18-012](#)
Location: **1159 BONHAM AVENUE (43211)**, located on the south side of Bonham Avenue at the terminus of Dolle Avenue. (010-015307; South Linden Area Commission)
Existing Zoning: M, Manufacturing District
Request: Variance & Special Permit(s) to Section(s):
3363.41, Storage
 To reduce the required storage setback from other lot lines from 20 feet to 0 feet.
3312.43, Required surface for parking.
 To allow gravel rather than hard surface for interior driveways and aisles.
3392.10, Performance requirements
 To increase the allowed pile height from 10 feet to 60 feet.
3392.12, Prohibited location.
 To reduce the separation requirement of a junk and salvage yard from 600 feet to 0 feet.
3389.07, Impound lot, junk yard or salvage yard.
 To allow a salvage yard.
3389.12, Portable building.
 To allow portable buildings to be used as offices
Proposal: To conform existing conditions for a recycling facility.
Applicant(s): JTW Investment Group, LLC
 PO Box 30624
 Gahanna, Ohio 43230
Attorney/Agent: David Hodge, Atty.
 8000 Walton Parkway, Ste. 260
 New Albany, Ohio 43054
Property Owner(s): 8 + 1, LLC
 2696 Mock Road
 Columbus, Ohio 43219
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

4. **Application No.:** [BZA18-028](#)
Location: **5346 SINCLAIR ROAD (43229)**, located at the southeast corner of Sinclair Road and Lincoln Street. (010-105247; Northland Community Council)
Existing Zoning: C-2, Commercial District
Request: Variance & Special Permit(s) to Section(s):
3389.15, Expansion or relocation of nonconforming uses.
To expand an existing non-conforming fuel station.
3357.14, Accessory rental and storage of vehicles and trailers
To allow a vehicle rental operation to be within 250 feet of a residential use and district, to be located in the front yard, to be located in a residential buffer area.
Proposal: To allow the expansion of a non-conforming fuel center by adding a vehicle rental operation as an accessory use.
Applicant(s): Gurharjit Singh
5419 Victoria Park Court
Columbus, Ohio 43235
Attorney/Agent: None
Property Owner(s): Manjit Kaur
2349 Heathergrove Drive
Hilliard, Ohio 43026
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

5. **Application No.:** [BZA18-042](#)
Location: **87 EAST LONGVIEW AVENUE (43202)**, located on the south side of East Longview Avenue, approximately 700 feet east of North High Street. (010-011915; Clintonville Area Commission)
Existing Zoning: R-3, 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 1.1 feet.
3312.25, Maneuvering.
To reduce the required maneuvering area from 20 feet to 16.9 feet.
Proposal: To expand an existing detached garage.
Applicant(s): Jason V. Advani and Corinne L. Wiseman
87 East Longview Avenue
Columbus, Ohio 43202
Attorney/Agent: None
Property Owner(s): Applicants
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
6. **Application No.:** [BZA18-043](#)
Location: **316 WEST 2ND AVENUE (43201)**, located on the north side of West 2nd Avenue, approximately 60 feet west of Delaware Avenue. (010-009906; Victorian Village Commission)
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the required side yard from 3 feet to 2 feet, 8 inches for the existing, single-family dwelling and from 3 feet to 2 feet, 6 inches for the existing detached garage.
Proposal: To construct an addition onto a single-family dwelling.
Applicant(s): Roger E. Willcut, Jr.
316 West 2nd Avenue
Columbus, Ohio 43201
Attorney/Agent: Jackson B. Reynolds, III
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

7. **Application No.:** [BZA18-044](#)
Location: **55 MARILLA ROAD (43206)**, located on the south side of Marilla Road, approximately 300 feet east of South High Street. (010-111471; Far South Columbus Area Commission)
Existing Zoning: RRR, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements.
To reduce the required lot widths from 100 feet to 86 feet (lot A) and to 39 feet (lot B).
3332.08, RRR area district requirements.
To reduce the required lot area from 20,000 square feet to 10,664 square feet (lot B).
3332.26, Minimum side yard permitted.
To reduce the required minimum side yard from 7.5 feet to 4.2 feet to the east of lot A and to the west of lot B.
Proposal: A lot split.
Applicant(s): Samuel A. Goldberg
1465 North 6th Street
Columbus, Ohio 43206
Attorney/Agent: Brent D. Rosenthal, Atty.
366 East Broad Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
8. **Application No.:** [BZA18-045](#)
Location: **288 EAST 4TH AVENUE (43201)**, located on the north side of East 4th Avenue, approximately 32 feet east of the terminus of East 6th Avenue. (010-024639; Italian Village Commission)
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements.
To reduce the required lot width from 50 feet to 32 feet.
3332.15, R-4 area district requirements.
To reduce the required lot area for lots A and B from 5,000 square feet, each to 2,859 square feet for lot A and to 2,873 square feet for lot B.
3332.19, Fronting.
To allow a dwelling to not front upon a public street (lot B).
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 2 to 0 for lot A.
Proposal: To create a lot split in order to develop a second single house.
Applicant(s): Juliet Bullock, Architect
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: Applicant
Property Owner(s): Jeff Jablonka
576 West 2nd Avenue
Columbus, Ohio 43201
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

9. **Application No.:** [BZA18-046](#)
Location: **385 EAST STEWART AVENUE (43207)**, located on the south side of East Stewart Avenue between Bruck Street and South Washington Avenue. (010-030017; Southside Area Commission)
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements.
To reduce the required lot width from 50 feet to 36.55 feet.
3332.14, R-2F Area district requirements.
To reduce the minimum lot area from 6,000 square feet to 3489 square feet for the proposed north lot and 2723 square feet for the proposed south lot.
3332.19, Fronting.
To allow a dwelling to not front upon a public street (south lot).
3332.21, Building line.
To reduce the required building line from 10 feet to 3 feet on the south lot.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard setback for the north lot from the required 3 feet to the existing 1.6 feet.
Proposal: To create two parcels through a lot split.
Applicant(s): David Bullock
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: Applicant
Property Owner(s): Amna Cline
10019 Hyland Croy Road
Plain City, Ohio 43064
Planner: Eric Snowden, (614) 645-3526; ERSnowden@Columbus.gov

10. **Application No.:** [BZA18-048](#)
Location: **2495 LANE WOODS DRIVE (43221)**, located at the northern terminus of Lane Woods Drive approximately 2649 feet north of Trabue Road. (580-259056 & 580-259057; Scioto West Area Commission)
Existing Zoning: PUD-4, Planned Unit Development District
Request: Variance(s) to Section(s):
3345.07, Contents of application of established PUD.
To reduce the minimum building line to 3 feet from the 30 foot requirement for lot 21 and the 15 foot requirement for lot 20 contained in the PUD text.
Proposal: To construct a new single unit dwelling with reduced front setbacks from a private street.
Applicant(s): Juliet Bullock, Architect
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: John Cadwallader
10 West Broad Street, Suite 2300
Columbus, Ohio 43215
Property Owner(s): David & Cynthia Webber
1680 Doone Road
Upper Arlington, Ohio 43221
Planner: Eric Snowden, (614) 645-3526; ERSnowden@Columbus.gov
11. **Application No.:** [BZA18-049](#)
Location: **100 THURMAN AVENUE (43206)**, located on the north side of Thurman Avenue, approximately 210 feet west of South 4th Street. (010-000181; German Village Commission)
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable height of a detached garage from 15 feet to approximately 22 feet.
Proposal: To construct a detached garage with finished space on the second floor.
Applicant(s): Brian P. Collins
62 Hoffman Avenue
Columbus, Ohio 43205
Attorney/Agent: Applicant
Property Owner(s): Pamela & Paul F. Albrecht
100 Thurman Avenue
Columbus, Ohio 43206
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

12. **Application No.:** [BZA18-050](#)
Location: **1348 EAST LONG STREET & 141-143 HUGHES STREET (43203),**
located at the northwest corner of Hughes Street & East Long Street. (010-038460; Near East Area Commission)
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.14, R-2F Area district requirements.
To reduce the minimum lot area from 6,000 square feet to 4,464 square feet for 1348 East Long Street and to 2,480 square feet for 141-143 Hughes Street.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 2.6 feet for 1348 East Long Street and to 2.7 feet for 141-143 Hughes Street.
3332.38, Private garage.
To increase the allowable height of a detached garage from 15 feet to 18 feet at 1348 East Long Street.
3332.05, Area district lot width requirements.
To reduce the required lot width from 50 feet to 40.25 feet at 141-143 Hughes Street.
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 4 to 0 at 141-143 Hughes Street.
3332.25, Maximum side yards required.
To reduce the maximum side yard required from 8.05 feet (20% of the lot width) to 7.9 feet (19.627%) of the width of the lot.
Proposal: To create two parcels through a lot split.
Applicant(s): James B. Flynn
64 Miami Avenue
Columbus, Ohio 43203
Attorney/Agent: None
Property Owner(s): 1348 East Long Street, L.L.C.; c/o James B. Flynn
64 Miami Avenue
Columbus, Ohio 43203
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

13. **Application No.:** [BZA18-051](#)
Location: **266 POWELL CIRCLE (43204)**, located on the north side of Powell Circle, approximately 100 feet east of North Hague Avenue. (010-126666 & 010-057592; Greater Hilltop Area Commission)
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 36 to 34.
3312.09, Aisle.
To reduce the maneuvering area for 90 degree parking from 20 feet to 12 feet.
3332.285, Perimeter yard.
To reduce the required perimeter yard from 18 feet to 0 feet and to allow buildings 264, 268, 272, 276 and 280 to encroach into the required perimeter yard.
3332.21(D), Building lines.
To reduce the building setback line from 10 feet to 0 feet for a dumpster enclosure.
3321.01, Dumpster area.
To allow a dumpster to be located in the front yard and to provide screening on only three sides.
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 0 feet for 12 parking spaces located in front of 264 North Powell Circle.
Proposal: To legitimize existing conditions for an existing apartment complex.
Applicant(s): Bryan Righter
6385 Shire Rings Road, Ste. 4
Dublin, Ohio 43016
Attorney/Agent: Mark R. Denny, Architect
1675 Gateway Circle
Grove City, Ohio 43123
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

14. **Application No.:** [BZA18-052](#)
Location: **42 KING AVENUE (43201)**, located on the north side of King Avenue, approximately 180 feet east of Dennison Avenue. (010-009795; University Area Commission)
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minium number of required parking spaces from 6 to 3.
3332.15, R-4 area district requirements
To reduce the required lot area from 7500 square feet to 3600 square feet..
Proposal: To convert a two unit dwelling to a 3 unit dwelling
Applicant(s): Chi Tang
4611 Lowell Lane
Dublin, Ohio 43016
Attorney/Agent: None
Property Owner(s): Jenny Tang
4611 Lowell Lane
Dublin, Ohio 43016
Planner: Dick Makley, (614) 645-0078; RPMakley@Columbus.gov
15. **Application No.:** [BZA18-055](#)
Location: **2366 INDIANA AVENUE (43202)**, located on the east side of Indiana Avenue, approximately 146 feet north of East Maynard Avenue. (010-016404; University Area Commission)
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3325.705(A), Supplemental parking regulations
To allow a driveway within a required side yard.
Proposal: To establish a driveway within a required side yard.
Applicant(s): Songzhe Hu
44 East Duncan Street
Columbus, Ohio 43202
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Eric Snowden, (614) 645-3526; ERSnowden@Columbus.gov

16. **Application No.:** [BZA18-057](#)
Location: **224 NORTHMOOR PLACE (43214)**, located on the north side of Northmoor Place, approximately 155 east of Weston Place. (010-058831; Clintonville Area Commission)
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26(E), Minimum Side Yard Permitted
To reduce the required side yard setback for a detached garage from 3 feet to 0 feet.
Proposal: To construct a detached garage with reduced setback from a side lot line.
Applicant(s): Andrew Navarro
110 S. Southhampton Avenue
Columbus, Ohio 43204
Attorney/Agent: None
Property Owner(s): Karen Cameron
224 Northmoor Place
Columbus, Ohio 43214
Planner: Eric Snowden, (614) 645-3526; ERSnowden@Columbus.gov