

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

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

- 01. Application No.:** **BZA18-039**
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 Avnue
Columbus, Ohio 43214
Property Owner(s): Applicant
Planner: Eric Snowden, (614) 645-3526; ERSnowden@columbus.gov

02. 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 resulting in two lots each with one single-unit dwelling.
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

03. **Application No.:** [BZA18-046](#)
Location: **385 EAST STEWART AVENUE (43207)**, located on the southeast corner of East Stewart Avenue and Rex Alley. (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 3,489 square feet for the proposed north lot and 2,723 square feet on 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
04. **Application No.:** [BZA18-061](#)
Location: **2716 GROVEPORT ROAD (43207)**, located on the east side of Groveport Road, approximately 510 feet north of Wilson Avenue. (010-112323; Far South Area Commission)
Existing Zoning: M, Manufacturing District
Request: Variance and Special Permit(s) to Section(s):
3312.43, Required surface for parking.
To allow a gravel surface for the used auto sales area.
3389.12, Portable building.
To allow the use of a portable building as a used car sales office.
Proposal: To allow a gravel surface for a used car sales area and to allow the use of a portable building as a sales office for used cars.
Applicant(s): Pick-n-Pull; c/o Brian McFadden
10850 Gold Center Drive, Suite 325
Rancho Cordova, California
Attorney/Agent: Applicant
Property Owner(s): Kendig Kneen
P.O. Box 598
Ottumwa, Iowa 52501
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 05. Application No.:** [BZA18-064](#)
Location: **1145 EAST COOKE ROAD (43224)**, located at the southwest corner of Maize Road and Cooke Road. (010-204643; North Linden Area Commission)
Existing Zoning: R, Rural District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To allow two private garages with a total area of 1,060 square feet.
Proposal: To construct a new 660 square foot detached garage that, when combined with an existing 400 square foot attached garage, exceeds the maximum area permitted for private garages.
Applicant(s): Shawn McNeil
370 Charleston Avenue
Columbus, Ohio 43224
Attorney/Agent: Applicant
Property Owner(s): Erin & Toby Hawk
1145 East Cooke Road
Columbus, Ohio 43224
Planner: Eric Snowden, (614) 645-3526; ERSnowden@columbus.gov
- 06. Application No.:** [BZA18-066](#)
Location: **1033-1037 PARSONS AVENUE (43206)**, located on the west side of Parsons Avenue, approximately 40 feet south of Siebert Street. (010-010247; South Side 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 parking spaces from 28 to 0.
3372.605, Building design standards.
To reduce the required amount of window glass along the primary frontage from 60% to approximately 40%.
Proposal: To convert an existing storefront into a place of public assembly.
Applicant(s): Prim Enterprises, LTD
1080 Gibbard Avenue
Columbus, Ohio 43201
Attorney/Agent: John B. Howarth
1080 Gibbard Avenue
Columbus, Ohio 43201
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

07. **Application No.:** [BZA18-067](#)
Location: **795 SOUTH FIFTH STREET (43206)**, located on the west side of South Fifth Street, approximately 120 feet north of East Kossuth Street. (010-067353; German Village Commission)
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26(C), Minimum side yard permitted.
To reduce the minimum side yards for a dwelling from 3 feet to 1.2 feet on the north side.
3332.26(E), Minimum side yard permitted.
To reduce the minimum side yards for a garage from 3 feet to 2.3 feet on the north side and to 2.6 feet on the south side.
3332.38(G), Private garage.
To increase the height of a detached garage from 15 feet to 25 feet.
3332.38(H), Private garage.
To allow finished space in a detached garage.
Proposal: To add a second story with finished space to an existing garage.
Applicant(s): Jeffrey Patrasso
795 South Fifth Street
Columbus, Ohio 43206
Attorney/Agent: William Hugus, Architect
750 Mohawk Street
Columbus, Ohio 43206
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
08. **Application No.:** [BZA18-069](#)
Location: **3100 EAST BROAD STREET (43209)**, located at the northeast corner of East Broad Street and North Harding Road (010-091880; North Eastmoor Civic Association)
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3309.14, Height districts.
To increase the maximum height for a steeple from 35 feet to 45 feet.
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 5 feet.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces from 319 required to 150 spaces provided (169 to 0).
3332.21, Building lines.
To reduce the average required building line from 60 feet to 20 feet.
3332.27, Rear yard
To reduce the rear yard from 25% to 7%.
Proposal: To redevelop and expand a religious facility.
Applicant(s): Temple Israel
3100 East Broad Street
Columbus, Ohio 43209
Attorney/Agent: Michael Shannon, Atty.
8000 Walton Parkway, Ste. 260
New Albany, Ohio 43054
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

09. **Application No.:** [BZA18-071](#)
Location: **1380-82 WEST THIRD AVENUE (43212)**, located at the northeast corner of West Third Avenue and Morning Avenue (010-063192; 5th by Northwest 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 minimum number of additional required parking spaces from 30 to 4.
Proposal: A change of use from office to eating and drinking establishment.
Applicant(s): Carlos B. Domingo
1194 Summer Hill Circle
Gahanna, Ohio 43230
Attorney/Agent: None
Property Owner(s): 1380 W 3rd Holdings, Ltd., c/o Jamie Gentry
1300 Westwood Avenue
Columbus, Ohio 43212
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
10. **Application No.:** [BZA18-072](#)
Location: **990 KINGSMILL PARKWAY (43229)**, located on the north side of Kingsmill Parkway, approximately 225 feet east of Singletree Drive. (610-126607; None)
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces required.
To allow a reduction in the required parking spaces from 147 spaces to 36 spaces.
Proposal: To allow a new religious facility use in an existing office building.
Applicant(s): John I. Umpleby
330 Fairway Drive
Columbus, Ohio 43214
Attorney/Agent: Applicant
Property Owner(s): Ohio Conference of Seventh-Day Adventists
790 Fairway Drive
Mount Vernon, Ohio 43050
Planner: Eric Snowden, (614) 645-3526; ERSnowden@columbus.gov

11. **Application No.:** [BZA18-074](#)
Location: **546 ALTA VIEW VILLAGE COURT (43085)**, located on the north side of Alta View Village Court, approximately 220 feet west of Alta View Boulevard, one block north of Worthington Woods Boulevard. (610-283391; Far North Columbus Communities Coalition)
Existing Zoning: LR-2, Limited Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 4 feet for stairs to a deck.
3332.27, Rear yard.
To reduce the required rear yard from 25% of the lot area (1,469 square feet) to 17.9% (1,053 square feet). The existing rear yard is 25.6% of the lot area (1,503 square feet).
Proposal: To construct a deck in the rear yard of a house.
Applicant(s): Stephen & Samantha Caudill
546 Alta View Village Court
Worthington, Ohio 43085
Attorney/Agent: None
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
12. **Application No.:** [BZA18-075](#)
Location: **2019 COURTRIGHT ROAD (43232)**, located at the southwest corner of Courtright Road and Interstate 70. (010-118878; None)
Existing Zoning: M-1, Manufacturing District
Request: Variance(s) to Section(s):
3365.21(b)(1), Area regulations.
To reduce the building setback from 200 feet to 95 feet.
3365.21(b)(2), Side yards.
To reduce the side yard setback from 600 feet to 525 feet for the building containing the more objectionable use.
3365.17(C), Location requirements.
To reduce the distance separation of a more objectionable use to a residential district from 600 feet to 0 feet to the south and to 200 feet to the north.
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 5 feet.
Proposal: To allow a more objectionable use that manufactures the machinery used to process poultry.
Applicant(s): Prime Property Group, Ltd. c/o Prime Equipment Group, Inc.
200 East Fulton Street
Columbus, Ohio 43205
Attorney/Agent: Donald T. Plank, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): All A Cart Manufacturing, Inc.
2001 Courtright Road
Columbus, Ohio 43232
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

13. **Application No.:** [BZA18-076](#)
Location: **144 FALLIS ROAD (43214)**, located on the north side of Fallis Road, approximately 200 feet east of Foster Street (010-071499; Clintonville Area Commission)
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable height of a garage from 15 feet to 18 feet, 6 inches.
3312.25, Maneuvering.
To not provide sufficient maneuvering (20 feet) to access the garage; to reduce the maneuvering from 20 feet to 16 feet 7 inches.
Proposal: To construct a 624 square foot, detached garage.
Applicant(s): Thaddeus M. Mandry, Jr.
144 Fallis Road
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Thaddeus M. Mandry, Jr. & Scott E. Baecker
144 Fallis Road
Columbus, Ohio 43214
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
14. **Application No.:** [BZA18-077](#)
Location: **1370-1372 NORTH 5TH STREET (43201)**, located on the east side of North 5th Street, approximately 107 feet south of East 8th Avenue. (010-023203; University Area Commission)
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3325.805, Maximum Floor Area Ratio.
To allow the dwelling to exceed the maximum FAR of 0.40 and to equal 0.55.
Proposal: To construct a two unit dwelling
Applicant(s): Shremshock Architects c/o David Blair
7400 West Campus Road
New Albany, Ohio 43054
Attorney/Agent: None
Property Owner(s): LGS3 Weinland LLC.
1020 Dennison Avenue, Suite 102
Columbus, Ohio 43201
Planner: Dick Makley, (614) 645-0078; rpmakley@columbus.gov

15. **Application No.:** [BZA18-078](#)
Location: **1386-1388 HAMLET STREET (43201)**, located on the east side of Hamlet Street, approximately 105 feet south of West 8th Avenue. (010-020636; University Area Commission)
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3325.805, Maximum Floor Area Ratio.
To allow the dwelling to exceed the maximum FAR of 0.40 and to equal 0.56.
Proposal: To construct a two unit dwelling.
Applicant(s): Shremshock Architects c/o David Blair
7400 West Campus Road
New Albany, Ohio 43054
Attorney/Agent: None
Property Owner(s): LGS3 Weinland LLC.
1020 Dennison Avenue, Suite 102
Columbus, Ohio 43201
Planner: Dick Makley, (614) 645-0078; rpmakley@columbus.gov
16. **Application No.:** [BZA18-080](#)
Location: **902 MOHAWK STREET (43215)**, located on the east side of Mohawk Street, approximately 35 feet south of East Whittier Street; (010-027844; German Village Commission)
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage.
To increase the height of a garage from the permitted 15 feet to the proposed 23 feet 8 inches.
3332.38(H), Private garage.
To permit finished space above a detached garage.
Proposal: To enlarge an existing detached garage and construct finished space above.
Applicant(s): Brenda Parker
405 North Front Street
Columbus, Ohio 43206
Attorney/Agent: None
Property Owner(s): Mark & Sandy Bordley
902 Mohawk Street
Columbus, Ohio 43215
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@columbus.gov