

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
AUGUST 28, 2018**

The Columbus Board of Zoning Adjustment will hold a public hearing for the following applications on **Tuesday, August 28, 2018**, beginning at **4:30 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2ND FLOOR HEARING ROOM**.

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.:** **BZA18-079**
Location: **451 LINWOOD AVENUE (43205)**, located on the east side of Linwood Avenue, approximately 72 feet north of East Mound Street. (010-020574; 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 lot width (7 feet) to 17% of the lot width (6 feet).
3332.27, Rear yard.
To reduce the required rear yard from 25% of the lot area (551 square feet) to 19% of the lot area (419 square feet).
3332.18, Basis of computing area.
To increase the allowable lot coverage by a building from 50% of the lot area (1,233.3 square feet) to 50.24% of the lot area (1,239.1 square feet).
3309.14, Height districts.
To increase the allowable height of a structure from 35 feet to 38.9 feet.
Proposal: To construct a new house.
Applicant(s): 360 Builders, L.L.C.; c/o Eboni Eiland
4089 Jonquil Street
Columbus, Ohio 43224
Attorney/Agent: None
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

02. Application No.: [BZA18-082](#)
Location: **86 WARREN STREET (43215)**, located on the north side of Warren Street, approximately 44 feet east of Kerr Street. (010-004929; Italian Village Commission)
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26(E), Minimum side yard permitted.
To allow a detached garage with a reduced side setback from 3 feet to 1 foot.
Proposal: To construct a new, detached, single-car garage on a lot with an existing single-unit dwelling
Applicant(s): Brian S. Artz
560 East Town Street
Columbus, Ohio 43215
Attorney/Agent: Applicant
Property Owner(s): John Michael Holsinger
86 Warren Street
Columbus, Ohio 43215
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov

- 03. Application No.:** [BZA18-083](#)
Location: **52 EAST 14th AVENUE (43201)**, located on the north side of East 14th Avenue approximately 260 feet east of North Pearl Street. (010-002965; University Area Commission)
Existing Zoning: CPD, Commercial Planned Development District
Request: Special Permit(s) to Section(s):
3389.12, Portable building.
To allow a portable building that will support a temporary monopole communication antenna.
3389.14(A,1), Monopole telecommunication antennas.
To allow a temporary 65 foot tall monopole telecommunication antenna.
3389.14(B,5), Monopole telecommunication antennas.
To reduce the setback of a monopole to a residential district from 130 feet to 0 feet.
Proposal: A special permit for a portable building that will support a temporary 65 foot tall monopole telecommunications antenna.
Applicant(s): Campus Partners
1568 North High Street
Columbus, Ohio 43201
Attorney/Agent: Michael T. Shannon, Esq.
8000 Walton Parkway, Ste 260
New Albany, Ohio 43054
Property Owner(s): Redstone Realty Company, LLC.
1534 North High Street
Columbus, Ohio 43201
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 04. Application No.:** [BZA18-085](#)
Location: **203 EAST WEBER ROAD (43202)**, located on the south side of East Weber Road, approximately 180 feet west of Calumet Street. (010-005921; 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 23 feet.
Proposal: To construct a 23 foot tall detached garage.
Applicant(s): Shad Evans
203 East Weber Road
Columbus, Ohio 43202
Attorney/Agent: Just Garages, c/o Shawn McNeal
370 Charleston Avenue
Columbus, Ohio 43214
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

05. **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
06. **Application No.:** [BZA18-056](#)
Location: **369 KENDALL PLACE (43205)**, located on the west side of Kendall Place, approximately 260 feet north of East Main Street. (010-31983; Near East Area Commission)
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3312.21, Landscaping and screening.
To not provide landscaping between the right-of-way and parking setback line in order to create a parking space in the front yard.
3321.27, Parking setback line.
To reduce the parking setback from 25 feet to 0 feet.
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 2 to 1.
3312.43, Required surface for parking.
To not provide an entirely hard surface for a parking space; to allow a landscaped strip between the hard surfaces where the wheels of a vehicle do not touch the driveway surface.
Proposal: To establish one parking space in front of the building setback line.
Applicant(s): Shawn Stack & Andrew Worth
369 Kendall Place
Columbus, Ohio 43205
Attorney/Agent: None
Property Owner(s): Applicants
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 07. Application No.:** [BZA18-063](#)
- Location:** **1284 OAK STREET (43205)**, located at the northeast corner of Wilson Avenue and Oak Street. (010-041061; Near East Area Commission)
- Existing Zoning:** ARLD, Apartment Residential District
- Request:** Variance(s) to Section(s):
- 3333.14, Height districts.
To increase the allowable height of a 6-unit building in Subarea A from 35 feet to 40 feet.
 - 3333.18, Building lines.
To reduce the required building setback from 10 feet to 1 foot along Wilson Avenue and along Oak Street on Subarea A.
 - 3333.22, Maximum side yard required.
To reduce the sum of the north and south side yards of the 6 dwelling unit building from 13.9 feet to 6 feet in Subarea A; to reduce the sum of the east and west side yards of the 6 dwelling unit building from 16 feet to 2 feet in Subarea A and; to reduce the sum of the north and south side yard of the house at 156 Wilson Avenue (Subarea B) from 10 feet to 5 feet.
 - 3333.23, Minimum side yard permitted.
To reduce the east side yard of a 6-unit building from 5 feet to 1 foot (Subarea A) and to reduce the north side yard of 156 Wilson Avenue from 5 feet to 0 feet (Subarea B) and to permit an attached garage addition with a 0 foot side yard along the north property line (Subarea B).
 - 3312.21, Landscaping and screening.
To reduce the 4 foot landscaped area adjacent to residential zoning on Subarea A to 0 feet for 60+/- feet of the east property line where adjacent to garage access for the east dwelling unit and the ADA parking space and along the dumpster/bulk pick-up area; to reduce part of the west property line 4 foot landscaped setback in Subarea A to 1 foot for turning radius into the 156 Wilson Avenue (Subarea B) driveway and to reduce the fence height for screening along the east property line for the site of the proposed 6 dwelling unit building from 5 feet to 3 feet on Subarea A.
 - 3312.25, Maneuvering.
To reduce on-site maneuvering on Subarea B (156 Wilson Avenue) east of the garage from 20 feet to 16 feet.
 - 3321.05, Vision clearance
To reduce the clear vision triangle at the intersection of Wilson Avenue and Oak Street from 30 feet to 1 foot on Subarea A.
 - 3333.15, Basis of computing area.
To increase the permitted lot coverage from 50% to 53% for Subarea B (156 Wilson Avenue).
 - 3333.24, Rear yard.
To reduce the required rear yard for Subarea B (156 Wilson Avenue) from 25% to 19% related to the proposed attached garage addition in Subarea B.
- Proposal:** To construct a 6 dwelling unit building with an adjacent, existing house.
- Applicant(s):** EyE Homes; c/o Dave Perry; David Perry Co., Inc.
411 East Town Street, 1st Floor
Columbus, Ohio 43215

Attorney/Agent: Donald Plank; Plank Law Firm
411 East Town Street, 2nd Floor
Columbus, Ohio 43215
Property Owner(s): EyE Homes, Inc.; c/o Donald Plank; Plank Law Firm
411 East Town Street, 2nd Floor
Columbus, Ohio 43215
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

08. Application No.: [BZA18-068](#)
Location: **4911 SLOANE PLACE (43054)**, located on the west side of Sloane Place, approximately 22 feet south of Halcyon Place. (545-230490; Northland Community Council)
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To allow a reduction from the required 25% of lot area for rear yards to 20%.
Proposal: To allow a rear addition to an existing single-unit dwelling.
Applicant(s): David DeCarlo
4911 Sloane Place
Columbus, Ohio 43054
Attorney/Agent: Aaron L. Underhill
8000 Walton Parkway, Suite 260
Columbus, Ohio 43054
Property Owner(s): Applicant
Planner: Eric Snowden, (614) 645-3526; ERSnowden@Columbus.gov