

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 25, 2018**

The Columbus Board of Zoning Adjustment will hold a public hearing for the following applications on **Tuesday, SEPTEMBER 25, 2018**, beginning at **4:30 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2<sup>ND</sup> 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](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

- 01. Application No.: BZA18-033**  
**Location:** **1519 OLENTANGY RIVER ROAD (43212)**, located on the west side of Olentangy River Road, approximately 95 feet north of King Avenue (010-292089; 5th by Northwest Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.03(D), Administrative requirements.  
    To not require parking spaces to be on the same parcel as the use.  
3312.09, Aisle.  
    To eliminate the requirement for an aisle.  
3312.13(B), Driveway.  
    To reduce the required driveway width from 20 feet to 10 feet.  
3312.21(A), Landscaping and screening.  
    To eliminate the requirement for parking lot interior landscaping.  
3312.25, Maneuvering.  
    To allow stacked parking.  
3312.29, Parking space.  
    To eliminate the size requirements for parking spaces.  
3312.39, Striping and marking.  
    To eliminate the striping requirement for parking spaces.  
3312.45, Wheel stop device.  
    To eliminate the requirement for wheel stop devices for parking spaces.  
3312.49, Minimum number of parking spaces required.  
    To eliminate the requirement for bicycle parking.  
3372.704, Setback requirements.  
    To reduce the parking setback from 25 to 12 feet from Olentangy River Road.  
3372.707(A) & (B), Landscaping and screening.  
    To eliminate the shade tree and shrub requirement for the Olentangy River Road frontage.  
**Proposal:** To allow a non-accessory parking lot with reduced development standards.

**Applicant(s):** 1515 Gray Gables Realty c/o Jeffrey L. Brown, Atty  
2555 Brice Road  
Reynoldsburg, Ohio 43068  
**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](mailto:ERSnowden@Columbus.gov)

**02. Application No.:** **BZA18-062**  
**Location:** **19-21 EAST DUNCAN STREET (43202)**, located at the southeast corner of North High Street and East Duncan Street (010-004252; University Area Commission).  
**Existing Zoning:** C4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum number of parking spaces required.  
To reduce the number of required parking spaces from 7 space to 0 spaces.  
**Proposal:** To allow a hookah bar/eating and drinking establishment in an existing retail space.  
**Applicant(s):** Moe Hassan  
PO Box 297767  
Columbus, Ohio 43229  
**Attorney/Agent:** Applicant  
**Property Owner(s):** Steve Niswonger  
360 Cooke Road  
Columbus, Ohio 43214  
**Planner:** Eric Snowden, (614) 645-3526; [ERSnowden@Columbus.gov](mailto:ERSnowden@Columbus.gov)

**03. Application No.:** **BZA18-073**  
**Location:** **421 EAST 2ND AVENUE (43201)**, located on the south side of East 2nd Avenue, approximately 976 feet west of Cleveland Avenue (010-018738; Milo-Grogan Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3363.19 (c) Location requirements  
To allow a brewery to be less than 600 feet from a residential district.  
3312.25, Maneuvering  
To allow maneuvering over parcel lines.  
**Proposal:** To establish a brewery and tasting room in an existing warehouse building.  
**Applicant(s):** Jim Velio  
1270 South High Street  
Columbus, Ohio 43206  
**Attorney/Agent:** Jeffrey Glavan, AIA  
92 Hanford Street  
Columbus, Ohio 43206  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

- 04. Application No.:** **BZA18-089**  
**Location:** **1667 KARL COURT (43229)**, located at the terminus of Karl Court, approximately 340 feet east of Karl Road (010-025379; Northland Community Council).  
**Existing Zoning:** C-3, 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 158 to 72.  
3321.03(C,1), Lighting.  
To maintain no parking lot lighting.  
**Proposal:** A change of use from retail to a religious facility.  
**Applicant(s):** Genco Realty Corporation, c/o Joe Malizia  
1667 Karl Court  
Columbus, Ohio, 43229  
**Attorney/Agent:** Melva Williams-Argaw, Architect  
3354 East Broad Street  
Columbus, Ohio 43213  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
- 05. Application No.:** **BZA18-090**  
**Location:** **3019 SCIOTO-DARBY EXECUTIVE COURT (43026)**, located on the west side of Scioto-Darby Executive Court, approximately 1,500 feet north of Scioto-Darby Creek Road (560-162441; West Scioto Area Commission).  
**Existing Zoning:** M-2, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.43, Required surface for parking.  
To allow a gravel surface.  
3367.29(b), Storage.  
To reduce the setback for open storage to a residential zoning district from 100 feet to 10 feet.  
**Proposal:** To expand an existing boat and RV storage facility.  
**Applicant(s):** MGMTPLUS, LTD.  
3636 North High Street  
Columbus, Ohio 43214  
**Attorney/Agent:** Rickard Alan Sicker, P.E.  
4254 Tuller Road  
Dublin, Ohio 43017  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

**06. Application No.:** **BZA18-091**  
**Location:** **197 JACKSON STREET (43206)**, located at the southeast corner of Jackson Street and Fieser Street; (010-038299; German Village Commission)  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum number of parking spaces required.  
To reduce the minimum number of required parking spaces from 4 to 2 on the south lot.  
3321.07(B), Landscaping  
To reduce the required shade tree from 1 tree to 0 trees on both lots.  
3332.05(A)(4), Area district lot width requirements.  
To reduce the required lot width from 50 feet to 32.12 feet for the north lot and 32.16 feet for the south lot.  
3332.14, R-2F area district requirements.  
To reduce the required lot area for a single-unit dwelling from 6,000 square feet to 2,658 square feet for the north lot.  
3332.14, R-2F area district requirements.  
To reduce the required lot area for a two-unit, two-story dwelling from 3,000 square to 912.5 square feet per dwelling.  
3333.19, Fronting.  
To allow a lot that does not front on a public street (south lot).  
3332.21, Building lines.  
To reduce the minimum required building line from 10 feet to 7.7 feet (north lot).  
3332.25, Maximum side yards required.  
To reduce the required maximum side yards from 20% of the lot width to 0% for the north lot and 11% for the south lot.  
3332.26(C)(3), Minimum side yard permitted.  
To reduce the minimum required side yard from 5 feet to 0 feet for the south lot on the west side and from 5 feet to 3 feet for the south lot on east lot line.  
3332.26(E), Minimum required side yard permitted.  
To reduce the minimum required side yard for a detached garage from 3 feet to 1.6 feet for the north lot.  
**Proposal:** To split an existing lot into two lots, each to containing an existing dwelling.  
**Applicant(s):** Philip L. Barger  
1262 West First Avenue  
Columbus, Ohio 43212  
**Attorney/Agent:** Brian S. Artz  
560 East Town Street  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov

- 07. Application No.: BZA18-092**  
**Location:** **5656-5658 BROADVIEW ROAD (43230)**, located on the north side of Broadview Road, approximately 2,000 feet west of North Hamilton Road (010-224781; Northland Community Council).  
**Existing Zoning:** R-2F, 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.  
**Proposal:** A lot split resulting in two attached single-unit dwellings.  
**Applicant(s):** Ohio Quality Rentals, LLC  
84 Radcliff Drive  
Westerville, Ohio 43082  
**Attorney/Agent:** Steven J. Fulkert, Architect  
677 Northbrook Drive  
Delaware, Ohio 43015  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
- 08. Application No.: BZA18-098**  
**Location:** **79 WEST 3RD AVENUE (43201)**, located on the south side of West 3rd Avenue, approximately 283 feet east of Dennison Avenue (010-025514; Victorian Village Commission).  
**Existing Zoning:** AR-O, Apartment Residential Office District  
**Request:** Variance(s) to Section(s):  
3312.21, Landscaping and screening.  
To not provide 4 foot wide by 5 foot high parking lot buffer screening on the east and west sides of the parking lot.  
3333.09, Area requirements.  
To reduce the required width of a developable lot that does not qualify as non-conforming from 50 feet to 40 feet.  
**Proposal:** To construct an 8-unit apartment building.  
**Applicant(s):** Juliet Bullock  
1188 Wyandotte Road  
Columbus, Ohio 43212  
**Attorney/Agent:** None  
**Property Owner(s):** Northwood Park Rentals  
10 East 17th Avenue.  
Columbus, Ohio 43201  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

- 09. 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; N/A).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum number of parking spaces required.  
To reduce the required parking spaces from 147 spaces to 60 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](mailto:ERSnowden@Columbus.gov)
- 10. Application No.:** **BZA18-106**  
**Location:** **989 MCCLELLAND AVENUE (43211)**, located on the south side of McClelland Avenue, approximately 175 feet west of St. Clair Avenue (010-005008; South Linden Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.15, R-4 area district requirements.  
To reduce the minimum lot size for the construction of a single-unit dwelling from 5,000 square feet to 4,240 square feet.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of parking spaces from 2 to 0.  
**Proposal:** To construct a single-unit dwelling.  
**Applicant(s):** Moody Engineering; c/o Leslie Thompson  
300 Spruce Street; Suite 200  
Columbus, Ohio 43215  
**Attorney/Agent:** Applicant  
**Property Owner(s):** Moody-Nolan, Inc.; c/o Jay Boone  
300 Spruce Street; Suite 300  
Columbus, Ohio 43211  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)