

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
OCTOBER 23, 2018**

The Columbus Board of Zoning Adjustment will hold a public hearing for the following applications on **Tuesday, OCTOBER 23, 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.:** **BZA18-099**
Location: **881 SOUTH 18TH STREET (43206)**, located located on the west side of South 18th Street, approximately 45 feet south of East Columbus Street. (010-020449; Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26(E), Minimum side yard permitted.
To reduce the required setback for a detached garage from the required 3 feet to 0 feet.
Proposal: To construct a new 240 square foot detached garage.
Applicant(s): Kathy Burgess
881 South 18th Street
Columbus, Ohio 43206
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov

- 02. Application No.:** [BZA18-101](#)
- Location:** **1606 EAST RICH STREET (432015)**, located on the north side of East Rich Street, approximately 73 feet west of Berkeley Road. (010-032141; Near East Area Commission).
- Existing Zoning:** R-3, Residential District
- Request:** Variance(s) to Section(s):
 3332.05(A)(4), Area district lot width requirements.
 To reduce the required lot width for the east lot from 50 feet to 24.75 feet.
 3332.13, R-3 area district requirements.
 To reduce the required lot width for the east lot from 5,000 square feet to 3,716 square feet.
 3332.05(A)(4), Area district lot width requirements.
 To reduce the required lot width for the east lot from 50 feet to 25 feet.
 3332.13, R-3 area district requirements.
 To reduce the required lot width for the east lot from 5,000 square feet to 3,753 square feet.
- Proposal:** To split and existing lot into two new lots.
- Applicant(s):** Right Property Groud, LLC/Austin Rutherford
 464 East Main Street
 Columbus, Ohio 43215
- Attorney/Agent:** Ben Vause
 750 Cross Pointe Road, Suite K
 Gahanna, Ohio 43230
- Property Owner(s):** Applicant
- Planner:** Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov
-
- 03. Application No.:** [BZA18-102](#)
- Location:** **180 SOUTH HARDING ROAD (43209)**, located on the east side of South Harding Road, approximately 200 feet south of Elbern Avenue. (010-090721; Berwick/Eastmoor Civic Association).
- Existing Zoning:** R-1, Residential District
- Request:** Variance(s) to Section(s):
 3332.38(F), Private garage.
 To increase the lot area devoted to private garage from 720 square feet to 1,012 square feet.
- Proposal:** To 22' x 24' (528 square feet) detached garage in addition to an existing 22' x 22' (484 square feet) attached garage.
- Applicant(s):** David A. & Pamela S Beck, c/o David Perry Company, Inc.
 411 East Town Street, Floor 1
 Columbus, Ohio 43215
- Attorney/Agent:** David Perry, Consultant
 411 East Town Street, Floor 1
 Columbus, Ohio 43215
- Property Owner(s):** Applicant
- Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 04. Application No.:** [BZA18-103](#)
- Location:** **8304 OLENTANGY RIVER ROAD (43235)**, located on the east side of Olentangy River Road between Cottonwood Drive and Maple Drive (610-242594; None).
- Existing Zoning:** R, Residential District
- Request:** Variance(s) to Section(s):
3332.06, R-rural area district requirements.
To reduce the lot area from 5 acres to .48 acres.
- Proposal:** To construct a single-unit dwelling.
- Applicant(s):** James B. Van Papeghem
1084 Circle on the Green
Columbus, Ohio 43235
- Attorney/Agent:** Donald T. Plank, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
- Property Owner(s):** Equity Trust Company Custodian, fbo James B. Papeghem
1084 Circle on the Green
Columbus, Ohio 43235
- Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 05. Application No.:** [BZA18-104](#)
- Location:** **533 SOUTH THIRD STREET (43206)**, located at the northwest corner of South Third Street and East Hoster Street (010-045502; 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 number of required parking spaces from 2 to 1.
3321.05(B)(1) Vision clearance.
To allow the encroachment of the existing building into the 10 foot by 10 foot vision triangle.
3332.21 Building lines.
To reduce the minimum building line from 10 feet to the existing 8 feet.
3332.25, Maximum side yard required.
To reduce the maximum required side yard from 20% (5.46 feet) to 10.9% (3 feet).
3332.26(B)(1) Minimum side yard permitted.
To reduce the minimum required side yard from the 3 feet to the existing 0 feet for the south side yard.
3332.26(E) Minimum side yard permitted.
To reduce the required side yard for a detached garage from 3 feet to the existing 1 foot for the south side yard and 1.5 feet for the north side yard.
3332.27 Rear yard.
To reduce the required rear yard from 25% to 24.4%.
3332.38(E) Private garage.
To increase the area occupied by a detached garage from 45% of the total rear yard to 47.8%.
- Proposal:** To conform an existing building, and allow a rear addition.
- Applicant(s):** FA Goodman, Architects, LLC/Ted Goodman
744 South High Street
Columbus, Ohio 43215

Attorney/Agent: Applicant
Property Owner(s): Michael J. Ferris
533 South Third Street
Columbus, Ohio 43215
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov

06. **Application No.:** [BZA18-105](#)
Location: **1338-1350 WEST BROAD STREET (43222)**, located on the northeast corner of West Broad Street and Hayden Avenue. (010-032837; Franklinton Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces required.
To reduce the required number of parking spaces from 15 to 10.
3372.604(B), Setback requirements.
To allow an accessory parking lot on a lot with alley access to be located to the side of a principal building.
Proposal: To construct a new commercial retail building with reduced parking provided on site.
Applicant(s): Mark Bush
361 Summit Blvd, Suite 110
Birmingham, AL 35243
Attorney/Agent: Alex Frazier/Hurley & Stewart, LLC
2800 South 11th Street
Kalamazoo, MI 49009
Property Owner(s): Marilyn J. Vogt
5553 Pheasant Drive
Orient, Ohio 43146
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov
07. **Application No.:** [BZA18-107](#)
Location: **560 CLAYCRAFT ROAD (43230)**, located at the terminus of Claycraft Road, approximately 900 feet west of Interstate 270. (010-233502; None).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3392.10(b), Performance requirements.
To increase the allowed pile height from 10 feet to 40 feet.
Proposal: To store concrete that has been salvaged and will be recycled.
Applicant(s): 560 Claycraft Inc.
560 Claycraft Road
Columbus, Ohio 43230
Attorney/Agent: Laura MacGregor Comek, Atty.
501 South High Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 08. Application No.:** [BZA18-087](#)
Location: **1386 EAST MAIN STREET (43205)**, located on the north side of East Main Street, approximately 48 feet west of Loeffler Street. (010-026625; Near East 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 additional parking spaces from 10 to 0. (5 spaces are provided.)
Proposal: To convert an 8-unit apartment building into a restaurant and office use.
Applicant(s): D.D.P. and Associates; c/o Danny Popp
855 East Cooke Road
Columbus, Ohio 43224
Attorney/Agent: Danny D. Popp
855 East Cooke Road
Columbus, Ohio 43224
Property Owner(s): Ohio 1 Developers, L.L.C.
3389 Sheridah Street
Hollywood, Florida 33021
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
- 09. Application No.:** [BZA18-088](#)
Location: **3040 MCKINLEY AVENUE (43204)**, located on the east side of McKinley Avenue, approximately 700 feet north of West 5th Avenue. (010-153739; West Scioto Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance and Special Permit(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To grant a special permit for a salvage yard.
3363.19(C), Location requirements.
To reduce the separation requirement of a more objectionable use to a residential zoning district from 600 feet to 40 feet.
3363.41(a), Storage.
To reduce the distance of open storage of virgin materials from a residential zoning district from 100 feet to 40 feet.
3363.41(b), Storage.
To reduce the distance of open storage of salvaged materials to a residential zoning district from 600 feet to 40 feet.
3392.10(b), Performance requirements.
To increase the allowable pile height from 10 feet to 20 feet.
3392.12, Prohibited location.
To reduce the separation requirement of a salvage yard to a residential zoning district from 600 feet to 40 feet. Located with
Proposal: To allow an asphalt plant and a concrete grinding and salvage operation.
Applicant(s): McKinley Avenue, LP
3040 McKinley Avenue
Columbus, Ohio 43204
Attorney/Agent: Andrew Gardner, P.E.
3500 Snouffer Road, Suite 225
Columbus, Ohio 43235
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

10. **Application No.:** [BZA18-123](#)
Location: **1079 NORTH HIGH STREET (43201)**, located at the northwest corner of West 3rd Avenue and North High Street. (010-041396; Victorian Village Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3356.11, C-4 district setback lines.
To reduce the building setback from 25 feet to 0 feet.
Proposal: To construct a 6 story mixed-use building.
Applicant(s): Preferred Living
750 Communications Parkway
Columbus, Ohio 43214
Attorney/Agent: David Hodge, Atty.
8000 Walton Parkway, Ste. 260
New Albany, Ohio 43054
Property Owner(s): Concept Equity Development, L.L.C.
87 West Main Street
Columbus, Ohio 43215
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov