

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
NOVEMBER 27, 2018**

The Columbus Board of Zoning Adjustment will hold a public hearing for the following applications on **Tuesday, NOVEMBER 27, 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.:** **BZA18-088**  
**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 40 feet.  
3392.12, Prohibited location.  
To reduce the separation requirement of a salvage yard to residential zoning district from 600 feet to 40 feet.  
**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

- 02. Application No.:** [BZA18-121](#)  
**Location:** **6100 PARK CENTER CIRCLE (43217)**, located at the northwest corner of Blazer Parkway and Park Center Circle (010-231221).  
**Existing Zoning:** LC-4 District  
**Request:** Variances(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of additional parking spaces from 47 to 0. (182 spaces are provided.)  
3312.53, Minimum number of loading spaces required.  
To reduce the required number of loading spaces from 1 to 0. (0 loading spaces are provided.)  
**Proposal:** To convert a retail space into a restaurant.  
**Applicant(s):** Parkcenter Dublin, L.L.C.  
300 South Old Woodward  
Birmingham, Michigan 48009  
**Attorney/Agent:** Jeffrey L. Brown, Atty.  
37 West Broad Street, Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
- 03. Application No.:** [BZA18-111](#)  
**Location:** **5782 CHANTRY DRIVE (43068)**, located on the north side of Chantry Drive, approximately 1,165 feet west of Brice Road (010-198708; Far East Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3321.11, Screening of mechanical systems.  
To not completely screen the intake and exhaust vents above the roof line.  
**Proposal:** To not screen rooftop ventilation equipment on a building housing an auto body shop.  
**Applicant(s):** Dave Kaldy  
49 East 3rd Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** Applicant  
**Property Owner(s):** Franklin Progressive Assets, LTD.  
5800 Chantry Drive, Suite B  
Columbus, Ohio 43232  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

04. **Application No.:** [BZA18-127](#)  
**Location:** **186 EAST SYCAMORE STREET (43026)**, located on the northeast corner of East Sycamore Street and Macon Alley (010-053073; German Village Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3312.29, Parking space.  
To reduce the required width of a parking space from 9 feet to 8.67 feet.  
3332.28, Side or rear yard obstruction.  
To allow a parking pad in the side yard.  
**Proposal:** To add one off-street parking space.  
**Applicant(s):** Daniel Kline  
186 East Sycamore Street  
Columbus, Ohio 43205  
**Attorney/Agent:** William Hugus, Architect  
750 Mohawk Street  
Columbus, Ohio 43206  
**Property Owner(s):** Applicant  
**Planner:** Eric R. Snowden, (614) 645-3526; [ERSnowden@columbus.gov](mailto:ERSnowden@columbus.gov)
05. **Application No.:** [BZA18-112](#)  
**Location:** **2307 GLENVIEW BOULEVARD (43204)**, located at the southwest corner of Glenview Boulevard and North Wheatland Avenue (010-014847; Greater Hilltop Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.27, Rear yard.  
To reduce the required rear yard from 25% of the total lot area to 22.7% of the total lot area.  
**Proposal:** To construct a rear addition to an existing single-unit dwelling.  
**Applicant(s):** Richard C. Bartholemew  
2307 Glenview Boulevard  
Columbus, Ohio 43204  
**Attorney/Agent:** N/A  
**Property Owner(s):** Applicant  
**Planner:** Eric R. Snowden, (614) 645-3526; [ERSnowden@columbus.gov](mailto:ERSnowden@columbus.gov)

**06. Application No.:** [BZA18-114](#)  
**Location:** **1100 NORTH HIGH STREET (43201)**, located on the east side of North High Street, approximately 300 feet north of East 3rd Avenue (010-023212; Italian Village Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances & Special Permit(s) to Section(s):  
3312.09, Aisle.  
    To reduce the minimum width of an aisle serving a parking lot from 20 feet to 16 feet.  
3312.13, Driveway.  
    To reduce the minimum width of a driveway from 20 feet to 16 feet.  
3312.25, Maneuvering.  
    To not provide sufficient access and maneuvering area (20 feet) to one parking space; to reduce the maneuvering for one parking space to 16 feet.  
3389.12, Portable building.  
    To allow the use of a portable building as a bar kiosk.  
**Proposal:** To convert a portion of an existing parking lot into an outdoor patio and seasonal community gathering space.  
**Applicant(s):** Giannopoulos Properties, Ltd.  
P.O. Box 09499  
Bexley, Ohio 43209  
**Attorney/Agent:** Donald Plank; Plank Law Firm  
411 East Town Street, 2nd Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Giannopoulos Properties, Ltd./Volos Properties, Ltd.  
P.O. Box 09499  
Bexley, Ohio 43209  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

**07. Application No.:** **BZA18-116 \*\*POSTPONED\*\***

**Location:** **866 McKINLEY AVENUE (43222)**, located at the northwest corner of McKinley Avenue and Souder Avenue (010-063397; Franklinton Area Commission).

**Existing Zoning:** M, Manufacturing District

**Request:** Variance(s) to Section(s):

3309.14, Height districts.  
To increase the allowable height of a building from 35 feet to 150 feet.

3312.29, Parking space.  
To reduce the required parking space size from 9 feet x 18 feet to 8.5 feet x 18 feet.

3312.49, Maximum numbers of parking spaces allowed.  
To increase the ratio for which the maximum number of parking spaces are allowed from 1:250 to 1:166; i.e. from 1,600 required to 2,410 provided.

3312.21(A), Landscaping and screening.  
To reduce the number of parking lot shade trees from 241 to 0.

3312.21,(A)(2) Landscaping and screening.  
To reduce the minimum soil area per tree from 145 square feet per tree to 75 square feet per tree.

3363.27(b,1),Height and area regulations.  
To reduce the northern building line from 25 feet to 5 feet.

3312.25, Maneuvering.  
To allow parking maneuvering across parcel lines.

3312.27, Parking setback line  
To reduce the parking setback line from 25 feet to 5 feet.

3363.24, Building line.  
To reduce the building line along McKinley Avenue from 50 feet to zero feet.

**Proposal:** A multi-phase redevelopment, to include a 400,000 square foot office building and 37 foot tall parking garage.

**Applicant(s):** CHI Franklinton, LP  
8383 Preston Center Plaza Drive, 5th Floor  
Dallas, Texas 75225

**Attorney/Agent:** Michael T. Shannon, Esq.  
8000 Walton Parkway, Ste. 260  
New Albany, Ohio 43054

**Property Owner(s):** OBM HQ, LLC  
250 Hartford Avenue  
Columbus, Ohio 43222

**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 08. Application No.:** [BZA18-118](#)  
**Location:** **738-740 JAEGER STREET (43206)**, located on the east side of Jaeger Street, approximately 115 feet north of East Frankfort Street (010-035941; German Village Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of parking spaces from 3 (existing) to 2 (proposed).  
3332.38(F), Private garage.  
To increase the lot area devoted to private garage from 720 square feet to 732 square feet.  
**Proposal:** To expand an existing detached garage.  
**Applicant(s):** Jon O. Knitter  
738 Jaeger Street  
Columbus, Ohio 43206  
**Attorney/Agent:** William Hugus, Architect  
750 Mohwak Street  
Columbus, Ohio 43206  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 09. Application No.:** [BZA18-119](#)  
**Location:** **697 SOUTH FIFTH STREET (43206)**, located at the southeast corner of South Fifth Street and Alexander Alley (010-050778; German Village Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3312.25, Maneuvering.  
To reduce the required maneuvering area for one parking space from 20 feet to 17 feet.  
3332.25, Maximum side yards required.  
To reduce the maximum required side yard from 20% of the width of the lot (10.32 feet) to 5.8% (3 feet).  
3332.26(C)(2), Minimum required side yard permitted.  
To reduce the required minimum side yard for a single-unit dwelling on a lot over 50 feet wide from 5 feet to 0 feet for the north lot line and to 3 feet for the south lot line.  
3332.27, Rear yard.  
To reduce the area of the required rear yard from 20% of total lot area to 8.9%.  
**Proposal:** To construct a rear addition to an existing single-unit dwelling.  
**Applicant(s):** William Hugus  
750 Mohawk Street  
Columbus, Ohio 43206  
**Attorney/Agent:** Applicant  
**Property Owner(s):** Susan Kasey  
700 South Fifth Street  
Columbus, Ohio 43206  
**Planner:** Eric R. Snowden, (614) 645-3526; ERSnowden@columbus.gov

10. **Application No.:** [BZA18-120](#)  
**Location:** **7077 AMERICANA PARKWAY (43068)**, located on the southwest side of Americana Parkway, approximately 1,000 feet north of Tussing Road (540-218847; Far East Area Commission).  
**Existing Zoning:** M-2, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3367.15(D), Parking and maneuvering setback.  
To reduce the required setback for parking and maneuvering from 50 feet to 25 feet.  
**Proposal:** To allow expansion of a parking lot for an existing warehouse.  
**Applicant(s):** Rickard Alan Sicker  
4254 Tuller Road  
Dublin, Ohio 43017  
**Attorney/Agent:** Applicant  
**Property Owner(s):** S&S Holdings, LLC  
5656 Somerset Avenue  
Westerville, Ohio 43082  
**Planner:** Eric R. Snowden, (614) 645-3526; ERSnowden@columbus.gov
11. **Application No.:** [BZA18-124](#)  
**Location:** **6223 HAYDEN RUN ROAD (43026)**, located at the southeast corner of Hayden Run Road and Leppert Road (010-266723).  
**Existing Zoning:** TC, Town Center District  
**Request:** Variance(s) to Section(s):  
3320.15(B)(3), Thoroughfares.  
To allow parking in front of the building accessed by the frontage road rather than an alley.  
3320.15(B)(5), Thoroughfares.  
To allow parking in front of the building accessed by the frontage road rather than an alley.  
3320.19(A)(3), Private buildings.  
To increase the maximum number of parking spaces from 20 to 39.  
3320.19(B), Private buildings.  
To not utilize the “shopfront type” along retail frontages; to allow a building that will not front on the principle thoroughfare or at sidewalk grade; to allow, in lieu of awnings, pitched roofs with gables and white columns; and to increase the setback from 6 feet to 148.9 feet from Hayden Run Road and to 66.3 feet from Leppert Road.  
3320.19, Private buildings.  
To reduce the building coverage from 80% along Hayden Run Road to 34% and along Leppert Road to 15%.  
**Proposal:** To construct a new fuel station and convenience store.  
**Applicant(s):** United Dairy Farmers, Inc.  
3955 Montgomery Road  
Cincinnati, Ohio 45212  
**Attorney/Agent:** Donald T. Plank, Atty.  
411 East Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Hayden Run Commercial Developers, LLC  
140 Mill Street, Ste. A  
Gahanna, Ohio 43230  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

12. **Application No.:** [BZA18-100](#)  
**Location:** **6225 ZUMSTEIN DRIVE (A.K.A. QUARTER HORSE DRIVE) (43229)**, located on the west side of Zumstein Drive, approximately 640 feet north of Mediterranean Avenue (010-196702; Northland Community Council).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of additional parking spaces from 63 to 0. (140 spaces are provided.)  
3333.12, AR-1 and AR-4 area district requirements.  
To reduce the lot area requirement per dwelling unit from 1,200 square feet to 668.6 square feet per unit. (36 units per acre to 65.2 units per acre.)  
**Proposal:** To convert an existing hotel into an extended-stay hotel.  
**Applicant(s):** Danny D. Popp  
855 East Cooke Road  
Columbus, Ohio 43224  
**Attorney/Agent:** Applicant  
**Property Owner(s):** AARSHA, L.L.C.  
1200 Hall Avenue  
Zanesville, Ohio 43701  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
13. **Application No.:** [BZA18-136](#)  
**Location:** **9200 WORTHINGTON ROAD (43082)**, located on the west side of Worthington Road, at the terminus of County Line Road, West (318-44302012001; Far North Columbus Communities Coalition).  
**Existing Zoning:** LC-2, Limited Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To increase the allowable number of parking spaces from 570 to 899. (659 parking spaces exist; 240 additional spaces are proposed.)  
**Proposal:** To add 262 parking spaces to an office building parking lot.  
**Applicant(s):** Alidade Worthington, L.L.C.; c/o Dave Perry  
411 East Town Street, 1st Floor  
Columbus, Ohio 43215  
**Attorney/Agent:** Plank Law Firm; c/o Donald Plank, Attorney  
411 East Town Street, 2nd Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)



14. **Application No.:** BZA18-095 \*\*WITHDRAWN\*\*  
**Location:** 543 EAST 5TH AVENUE (43201), located at the southwest corner of Cleveland Avenue and East 5th Avenue (010-298110; Milo-Grogan Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variances(s) to Section(s):  
3372.604, Setback requirements.  
To increase the maximum building setback along Cleveland Avenue from 10 feet to 34 feet and from 10 feet to as much as 12.5 feet along West 5th Avenue. Also, to allow parking along the Cleveland Avenue frontage in advance of the Cleveland Avenue 10 foot building setback and not be behind the principal building.  
3372.605, Building design standards.  
To reduce the width of the principal building along Cleveland Avenue from 60% of the lot width (190 feet) to 30% of the lot width (60 feet) and to reduce the width of a principal building along East 5th Avenue from 60% (417 feet) to 35% (260 feet).  
3372.607, Landscaping and screening.  
To not provide a 4 foot metal tube or metal bar fence along the property street right-of-way line next to the parking lot consistent with the Cleveland Avenue frontage to the south.  
3372.608, Lighting.  
To increase the allowable height of light poles from 18 feet to 26 feet, to match the adjacent parking lot to the south.  
3312.53, Minimum number of loading spaces required.  
To reduce the required number of loading spaces from 1 to 0.  
**Proposal:** To construct a commercial strip shopping center having multiple tenants with retail and restaurant uses.  
**Applicant(s):** 5th Cleveland, L.L.C.; c/o Dave Perry  
David Perry Company, 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):** 5th Cleveland, L.L.C.; c/o Joel Yakovac  
Rogue Fitness; 545 East 5th Avenue  
Columbus, Ohio 43201  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

15. **Application No.:** [BZA18-132](#)  
**Location:** **5906 EAST DUBLIN-GRANVILLE ROAD (43054)**, located at the southeast corner of East Dublin-Granville Road and Greensward Road (545-289381 & 010-217754; Northland Community Council).  
**Existing Zoning:** PUD-4, Planned Unit Development District  
**Request:** Variance(s) to Section(s):  
3332.21(B), Building lines.  
To reduce the building line from 25 feet to 15 feet.  
3332.27, Rear yard.  
To reduce the required rear yard from 25% (2,903 square feet) to 17% (2,020 square feet) for lot 6 and from 25% (3,063 square feet) to 14% (1,254 square feet) for lot 7.  
**Proposal:** To construct 22 single-unit dwellings.  
**Applicant(s):** Romanelli and Hughes Building Company  
148 West Schrock Road  
Westerville, Ohio 43081  
**Attorney/Agent:** Aaron Underhill, Atty.  
8000 Walton Parkway, Ste. 260  
New Albany, Ohio 43054  
**Property Owner(s):** The New Albany Company, LLC  
8000 Walton Parkway, Ste. 120  
New Albany, Ohio 43054  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
16. **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 3.  
3356.07, Distance separation standards.  
To reduce the distance separation of a bar to a public or parochial school or a religious facility from 500 feet to 365 feet.  
**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](mailto:JFFreise@Columbus.gov)

17. **Application No.:** [BZA17-141\(A\)](#)  
**Location:** 750 MOHAWK STREET (43206), located on the east side of Mohawk Street approximately 130 feet south of East Frankfort Street; (010-063232; German Village Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the number of required parking spaces from 2 to 1.  
3312.13, Driveway.  
To reduce the required width of a driveway from 10 feet to 9 feet.  
3312.43, Required surface for parking.  
To allow a portion of an existing driveway to be a flower bed.  
3332.26, Minimum side yard permitted.  
To reduce the minimum required north side yard from 3 feet to 2.5 feet for the dwelling and the south side yard to .5 feet for the garage.  
**Proposal:** To conform existing conditions for a single-unit dwelling.  
**Applicant(s):** 755 Macon Alley, LLC, c/o Anthony Digiandomenico  
754 Mohawk Street  
Columbus, Ohio 43206  
**Attorney/Agent:** Brian S. Artz, Atty.  
560 East Town Street  
Columbus, Ohio 43215  
**Property Owner(s):** William B. Hugus  
754 Mohawk Street  
Columbus, Ohio 43206  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov