

# RESULTS AGENDA

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
DECEMBER 17, 2018**

The Columbus Board of Zoning Adjustment will hold a public hearing for the following applications on **MONDAY, DECEMBER 17, 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.: BZA18-126 \*\*APPROVED\*\***  
**Location:** **1618 GRANVILLE STREET (43203)**, located at the northeast corner of Granville Street and Parkwood Avenue (010-039338; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.05, Area district lot width requirements.  
To reduce the lot width from 50 feet to 48 feet 6 inches.  
3332.13, R-3 area district requirements.  
To reduce the required lot area from 5,000 square feet to 3,783 square feet.  
3332.27, Rear yard.  
To reduce the required rear yard from 25% (946 square feet) to 19% (749 square feet).  
3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of required parking spaces from 2 to 1.  
**Proposal:** To construct a single-unit dwelling.  
**Applicant(s):** Aaron McDaniel  
3227 Genevieve Drive  
Columbus, Ohio 43219  
**Attorney/Agent:** Brenda Parker, Architect  
405 North Front Street  
Columbus, Ohio 43215  
**Property Owner(s):** City of Columbus Land Redevelopment Office, c/o John Turner  
845 Parsons Avenue  
Columbus, Ohio 43206  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

**02. Application No.:** **BZA18-129 \*\*APPROVED\*\***  
**Location:** **1727 ALUM CREEK DRIVE (43207)**, located at the southwest corner of Alum Creek Drive and Frebis Avenue (010-116052; Columbus Southside Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Special Permit & Variance(s) to Section(s):  
3389.11 Halfway house or community residential treatment center.  
To issue a special permit for a halfway house or community residential treatment center.  
3389.11(A)(1) Halfway house or community residential treatment center.  
To increase the number of residents in community residential treatment facility from 30 residents to 300.  
3389.11(A)(2) Halfway house or community residential treatment center.  
To reduce the required separation requirement for a community residential treatment center to any institution of a similar nature from 1000 feet to 0 feet.  
3389.11(A)(3) Halfway house or community residential treatment center.  
To allow a community residential treatment center to be located within a census tract with another community residential treatment center.  
**Proposal:** To expand an existing community residential treatment center.  
**Applicant(s):** Alvis, Inc/Denise Robinson  
2100 Stella Court  
Columbus, Ohio 43215  
**Attorney/Agent:** Martha J. Sweterlitsch  
41 South High Street, Suite 2600  
Columbus, Ohio 43215  
**Property Owner(s):** Franklin County Commissioners  
373 South High Street, 26th Floor  
Columbus, Ohio 43215  
**Planner:** Eric R. Snowden, (614) 645-3526; ERSnowden@columbus.gov

**03. Application No.:** **BZA18-131 \*\*APPROVED\*\***  
**Location:** **3455 INDIANOLA AVENUE (43214)**, located on the west side of Indianola Avenue, approximately 93 feet south of Piedmont Road (010-081874; Clintonville Area Commission).  
**Existing Zoning:** C-2, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.09, Aisle.  
    To reduce the minimum width of an aisle from 13 feet to 0 feet.  
3312.13, Driveway.  
    To reduce the required width of a driveway from 20 feet to 6 feet.  
3312.21, Landscaping and screening.  
    To reduce the width of a landscaped area for headlight screening from 4 feet to 1 foot.  
3312.25, Maneuvering.  
    To reduce the minimum area for maneuvering from 20 feet to 0 feet.  
3312.49, Minimum numbers of parking spaces required.  
    To reduce the required number of additional parking spaces from 6 to 3. (3 spaces are provided.)  
**Proposal:** To convert an office use into a sewing school.  
**Applicant(s):** The Sewing Hive; c/o Gail Kelley  
516 Arden Road  
Columbus, Ohio 43214  
**Attorney/Agent:** Smith & Hale; c/o Jackson B. Reynolds, Attorney  
37 West Broad Street; Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** 3455 Indianola Avenue, L.L.C.  
516 Arden Road  
Columbus, Ohio 43214  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 04. Application No.:** **BZA18-133 \*\*APPROVED\*\***
- Location:** **6282 NORTH HAMILTON ROAD (43081)**, located on the south side of North Hamilton Road at the terminus of Heathland Lane (010-296370 & 010-247888; Northland Community Council).
- Existing Zoning:** L-AR-1, Limited Apartment Residential District
- Request:** Variance(s) to Section(s):  
 3333.255, Perimeter yard.  
     To reduce the perimeter yard for Phase I and II from 25 feet to 0 feet; for Phase II, reduce the southwest perimeter yard to 21 feet and for Phase II, reduce the southeast perimeter yard to 8 feet.  
 3312.21(D)(1), Landscaping and screening.  
     To eliminate the perimeter parking lot screening requirement along the internal boundary between Phase I and Phase II.
- Proposal:** A multi-unit apartment complex.
- Applicant(s):** Casto Communities, c/o Kolby Turnock  
 250 Civic Center Drive, Ste. 300  
 Columbus, Ohio 43215
- Attorney/Agent:** Aaron Underhill, Atty.  
 8000 Walton Parkway, Ste. 260  
 8000 Walton Parkway, Ste. 260
- Property Owner(s):** Casto AP Residential, LLC  
 250 Civic Center Drive, Ste. 300  
 Columbus, Ohio 43215
- Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
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- 05. Application No.:** **BZA18-137 \*\*APPROVED\*\***
- Location:** **2021 POLARIS PARKWAY (43240)**, located on the south side of Polaris Parkway, approximately 723 feet east of Orion Place (318-44202055001; Far North Columbus Communities Coalition).
- Existing Zoning:** L-M, Limited Manufacturing District
- Request:** Variance(s) to Section(s):  
 3312.25, Maneuvering  
     To not provide sufficient maneuvering for two parking spaces.  
 3312.49, Minimum numbers of parking spaces required.  
     To reduce the minimum number of required parking spaces from 117 to 103.
- Proposal:** The expansion of an existing restaurant and the addition of a patio.
- Applicant(s):** Polaris Neighborhood Center II, LLC, c/o David Perry  
 411 East Town Street, 1st Floor  
 Columbus, Ohio 43215
- Attorney/Agent:** Donald Plank, Atty.  
 411 East Town Street, 2nd Floor  
 Columbus, Ohio 43215
- Property Owner(s):** Applicant
- Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

**06. Application No.:** **BZA18-151 \*\*APPROVED\*\***  
**Location:** **4766 KENNY ROAD (43220)**, located on the east side of Kenny Road, approximately 650 feet south of Bethel Road (010-129807; Northwest Civic Association).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit(s) to Section(s):  
3389.032, Animal kennel or animal shelter.  
To allow a Special Permit for an animal kennel with outdoor runs, cages, or structures for open air confinement of animals  
**Proposal:** To allow an animal kennel.  
**Applicant(s):** Cliff Boyden  
2899 Clifton Road  
Columbus, Ohio 43220  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

07. **Application No.:** **BZA18-116 \*\*APPROVED\*\***  
**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 110 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. Except, parking space size may be further reduced by an unspecified amount where parking spaces cross parcel lines.  
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.  
3312.21(A), Landscaping and screening.  
To reduce the ratio for the required number of parking lot shade trees from 1:10 to 1:18. **Phase I**  
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. This variance is requested only for **Phase I**  
3363.27(b,1),Height and area regulations.  
To reduce the northern building line from 25 feet to 5 feet along Interstate 670. **Phase I**  
3312.25, Maneuvering.  
To allow parking maneuvering across parcel lines.  
3312.27, Parking setback line.  
To reduce the parking setback line from 10 feet to 5 feet along McKinley Avenue.  
3363.24, Building line.  
To reduce the building line from 50 feet to 25 feet along McKinley Avenue. **Phase II**  
**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.:** **BZA18-117 \*\*APPROVED\*\***

**Location:** **905 SCOTT STREET (43222)**, located on the south side of Scott Street, approximately 150 feet east of Jones Avenue (010-021556; Franklinton Area Commission).

**Existing Zoning:** M, Manufacturing District

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

- 3389.131, Temporary parking lot.  
To grant a Special Permit for a Temporary Parking Lot.
- 3389.131(8), Temporary parking lot.  
To allow parking spaces, traffic pattern and layout with no striping, numbering, bumper blocks, or signs.
- 3389.131(9), Temporary parking lot.  
To not provide a ten-foot wide grass strip, a three-foot high brick or masonry wall, or a combination of grass, landscaping, walls, fences or similar materials
- 3389.131(12), Temporary parking lot.  
To grant a Special Permit for 3 years.
- 3312.15, Dumpster area.  
To not provide a dumpster.
- 3312.21, Landscaping and screening.  
To provide no interior landscaping or perimeter or screening.
- 3312.27, Parking setback line.  
To reduce the parking setback line from 10 feet to 0 feet.
- 3312.39, Striping and marking.  
To provide no striping or marking for parking spaces.
- 3312.41(B), Access and circulation.  
To provide no pedestrian sidewalks or striped crosswalks
- 3312.43, Required surface for parking.  
To allow a gravel surface.
- 3321.03, Lighting.  
To increase the height of site lighting from 18 feet to 20 feet.
- 3321.05(B,5), Vision clearance.  
To reduce the 10 foot x 10 foot vision clearance triangle to 3 foot x 3 foot.
- 3321.09, Screening.  
To provide no screening to the abutting residential districts.
- 3363.41, Storage.  
To reduce the separation of open storage of materials to a residential district from 100 feet to 0 feet.

**Proposal:** A temporary parking lot and future autobody shop.

**Applicant(s):** E CORP Land Holdings LLC c/o Laura MacGregor Comek, Esq.  
501 South High Street  
Columbus, Ohio 43215

**Attorney/Agent:** Laura MacGregor Comek, Esq.  
501 South High Street  
Columbus, Ohio 43215

**Property Owner(s):** Applicant

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

**09. Application No.:** **BZA18-056 \*\*APPROVED\*\***  
**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:** Variances(s) to Section(s):  
3312.13, Driveway.  
To reduce the minimum width of a driveway from 10 feet to 9 feet.  
3312.43, Required surface for parking.  
To not provide a fully-paved surface for a driveway or parking spaces; to create a ribbon-style driveway and parking spaces with a landscaped inset.  
3332.21, Building lines.  
To reduce the required building line from 25 feet to 24 feet, 3 inches, for a single-unit dwelling. (Existing condition.)  
3332.28, Side or rear yard obstruction.  
To allow for vehicles to be parked in the required side yard.  
3332.25, Maximum side yard required.  
To reduce the maximum side yard required from 20% of the width of the lot (8 feet) to 10% of the width of the lot (4 feet).  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard permitted along the south lot line from 3 feet to 6 inches.  
**Proposal:** To establish two parking spaces along the south lot 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



10. **Application No.:** **BZA18-084 \*\*APPROVED\*\***
- Location:** **400-408 EAST SYCAMORE STREET (43206)**, located at the northwest corner of East Sycamore Street and South 9th Street (010-017212; Southside Area Commission).
- Existing Zoning:** R-2F, Residential District
- Request:** Variance(s) to Section(s):
- 3312.27(3), Parking setback line.  
To reduce the parking setback from 10 feet to 4 inches on the east lot line of lot B.
  - 3312.29, Parking space.  
To reduce the width of a parking space from 9 feet to 7 feet 4 inches on the lot A, and to 1 foot 8 inches on lot B.
  - 3312.49, Minimum numbers of parking spaces required.  
To reduce the number of required parking spaces from 4 to 3 on lot A.
  - 3321.05(B)(1) Vision clearance.  
To allow a parking space on lot B to encroach into the required 10 foot by 10 foot vision clearance triangle.
  - 3332.22(C)(3), Building lines on corner lots.  
To reduce the required setback for a detached garage from a street line on a lot less than 40 feet wide from 20% of the lot width (6.66 feet) to 0 feet.
  - 3332.26, Minimum side yard permitted.  
To reduce the minimum required side yard from 5 feet to 3 feet 4 inches on both the east and west lot line of lot A.
  - 3332.38(G), Private garage.  
To increase the height of a detached garage from 15 feet to 25 feet for lot B.
- Proposal:** To construct a new, two-unit dwelling, for a total of 4 units on both lots, as well as one detached garage per lot.
- Applicant(s):** F.A. Goodman Architects LLC/Ted Goodman  
744 South High Street  
Columbus, Ohio 43206
- Attorney/Agent:** Dwight R. McCabe  
7361 Currier Road  
Plain City, Ohio 43064
- Property Owner(s):** 408 Columbus LLC  
501 Morrison Road  
Gahanna, Ohio 43230
- Planner:** Eric R. Snowden, (614) 645-3526; ERSnowden@columbus.gov