

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 22, 2019**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JANUARY 22, 2019** 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.:** **BZA18-135**
- Location:** **124 WEST 8TH AVENUE (43201)**, located at the northwest corner of Hunter Avenue & West 8th Avenue (010-006882; University Area Commission).
- Existing Zoning:** AR-4, Apartment Residential District
- Request:** Variance(s) to Section(s):
- 3312.21(D)(1), Landscaping and screening.
To reduce the required landscaped buffer width from 4 feet to 1 foot on the north side of the lot and to 1.5 feet on the west side of the lot.
 - 3312.25, Maneuvering.
To reduce the required maneuvering area from 20 feet to 0 feet along Hunter Avenue.
 - 3312.27(3), Parking setback line.
To reduce the parking setback line from 10 feet to 0 feet along Hunter Avenue.
 - 3325.705(A), Supplemental parking requirements.
To allow parking and maneuvering between the building line and the right-of-way line of Hunter Avenue.
 - 3333.23, Minimum side yard permitted.
To reduce the minimum side yard on the west from 5 feet to 2 feet for the existing structure and proposed addition.
 - 3391.05(A)(1)(b), Limits to modifications of nonconforming structures.
To allow expansion of a nonconforming structure from 50% to 64%.
- Proposal:** To convert a single-unit dwelling into a 3-unit dwelling.
- Applicant(s):** Buckeye Real Estate; c/o Dave Perry
The David Perry Company, Inc.; 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):** Sliver II, Ltd.; c/o Dave Perry
The David Perry Company, Inc.; 411 East Town Street, 1st Floor
Columbus, Ohio 43215
- Planner:** Eric Snowden, (614) 645-3526; ERSnowden@Columbus.gov

- 02. Application No.:** [BZA18-144](#)
- Location:** **1001 ATCHESON STREET (43203)**, located on the south side of Atcheson Street, approximately 467 feet east of North Monroe Avenue (010-086574; Near East Area Commission).
- Existing Zoning:** AR-3, Apartment Residential District
- Request:** Variances(s) to Section(s):
 3312.49, Minimum numbers of parking spaces required.
 To reduce the required number of parking spaces from 120 to 74 (46 spaces).
 3333.18, Building lines.
 To reduce the building setback from 25 feet to 20 feet along Atcheson Street.
 3333.23, Minimum side yard permitted.
 To reduce the minimum side yard along the east lot line from 8.33 feet to 5 feet.
- Proposal:** To construct an 80-unit, 4-story apartment building.
- Applicant(s):** WODA COOPER Companies, Inc.; c/o David Perry Co., Inc.; 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):** W on Main, L.L.C.
 139 East Main Street, Suite 103
 Columbus, Ohio 43215
- Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
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- 03. Application No.:** [BZA18-128](#)
- Location:** **179 EAST DESHLER AVENUE (43026)**, located on the south side of East Deshler Avenue, approximately 186 feet west of Jaeger Street (010-053141; German Village Commission).
- Existing Zoning:** R-2F, Residential District
- Request:** Variance(s) to Section(s):
 3332.38(G) Private garage.
 To increase the height of a detached garage from 15 feet to 24 feet.
- Proposal:** To add storage space to an existing detached garage.
- Applicant(s):** Christopher Burke
 179 East Deshler Street
 Columbus, Ohio 432016
- Attorney/Agent:** William B. Hugus
 750 Mohawk Street
 Columbus, Ohio 43206
- Property Owner(s):** Applicant
- Planner:** Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov

- 04. Application No.:** [BZA18-130](#)
Location: **1770 INDIANOLA AVENUE (43201)**, located at the northeast corner of Indianola Avenue and East 14th Avenue (010-047083; University Area Commission).
Existing Zoning: AR-4, Apartment Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of parking spaces from 51 to 19.
3321.05(B)(2) Vision clearance.
To allow an existing tree within the clear vision triangle to remain.
3325.703(H) Development and Design Guidelines for Residential Zoning Districts
To increase the size of a patio from 200 square feet to 1214 square feet.
3325.705(A) Supplemental Parking Requirements.
To allow vehicle maneuvering within a required side yard.
Proposal: To raze and rebuild a sorority house.
Applicant(s): ZACO, Inc.
1770 Indianola Avenue
Columbus, Ohio 43201
Attorney/Agent: Jeffrey L. Brown, Atty.
37 West Broad Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov
- 05. Application No.:** [BZA18-134](#)
Location: **1240 HARRISON AVENUE (43201)**, located on the east side of Harrison Avenue, approximately 190 feet south of West 5th Avenue (010-017000; Victorian Village Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.15, R-4 area district requirements.
To reduce the required lot area of a non-conforming lot from 4,839.5 square feet to 4,089.5 square feet; a reduction of 750 square feet.
Proposal: To create a lot split.
Applicant(s): Robert Dean
1243 Neil Avenue
Columbus, Ohio 43201
Attorney/Agent: None
Property Owner(s): Sean Leggott
1240 Harrison Avenue
Columbus, Ohio 43201
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 06. Application No.:** [BZA18-139](#)
Location: **5716 SINCLAIR ROAD (43229)**, located on the east side of Sinclair Road, approximately 340 feet north of the terminus of Shore Drive (010-109467; Northland Community Council).
Existing Zoning: SR, Suburban Residential District
Request: Variances(s) to Section(s):
3332.38 (F), Private garage.
To increase the allowable area devoted to a garage from 720 square feet to 1,962 square feet. (An increase of 1,242 square feet.)
3332.38 (G), Private garage.
To increase the overall height of a detached garage from 15 feet to 24 feet.
Proposal: To permit an 1,500 square foot, detached garage.
Applicant(s): John Pizzurro
5716 Sinclair Road
Columbus, Ohio 43229
Attorney/Agent: None
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
- 07. Application No.:** [BZA18-140](#)
Location: **576 SOUTH FIFTH STREET (43206)**, located on the northeast corner of South Fifth Street and East Beck Street (010-028113; German Village Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.21(D), Building lines.
To reduce the required building line from 10 feet to 1 foot.
3332.27, Rear yard.
To reduce the required rear yard from 25% of the lot area to 0%.
Proposal: To construct a rear addition to a dwelling and expand an accessory building.
Applicant(s): Crystal Lyn Santin
630 West Main Street, Suite 200
Wilmington, Ohio 45177
Attorney/Agent: None
Property Owner(s): Brian Santin & Crystal Lyn Santin
578 South 5th Street
Columbus, Ohio 43206
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov

- 08. Application No.:** [BZA18-143](#)
Location: **357 WILSON AVENUE (43205)**, located at the southwest corner of Wilson Avenue and East Rich Street (010-008316; Near East Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3321.05B,2), Vision clearance.
To allow an obstruction (porch) to encroach into the 30 foot x 30 foot vision clearance triangle.
3332.05, Area district lot width requirements.
To reduce the lot width from 50 feet to 26 feet.
3332.13, R-3 area district requirements.
To reduce the lot area from 5,000 square feet to 3,495 square feet.
3332.21, Building lines.
To reduce the building lines from 25 feet to 5 feet.
3332.26(E), Minimum side yard permitted.
To reduce the minimum side yard for a detached garage from 3 feet to 2 feet.
Proposal: To construct 4 single-unit dwellings.
Applicant(s): Olde Town Building Company, LLC
85 Franklin Park West
Columbus, Ohio 43205
Attorney/Agent: John A. Gleason, Atty.
41 South High Street, Suite 3100
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 09. Application No.:** [BZA18-145](#)
Location: **1415 OLD LEONARD AVENUE (43219)**, located at the southeast corner of Joyce Avenue & Old Leonard Avenue (010-231120; North Central Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variances(s) to Section(s):
3312.21, Landscaping and screening.
To reduce the required number of shade trees from 11 to 4 in the interior parking areas.
Proposal: To construct a 38,825 square foot addition to a commercial building housing a plumbing supply company.
Applicant(s): Carr Supply, Inc. c/o Greg Essig
1415 Old Leonard Avenue
Columbus, Ohio 43219
Attorney/Agent: Plank Law Firm, L.P.A.; c/o Donald Plank, Attorney
411 East Town Street, 2nd Floor
Columbus, Ohio 43215
Property Owner(s): EX2 Investments, Ltd.; c/o Greg Essig
1415 Old Leonard Avenue
Columbus, Ohio 43219
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

10. Application No.: [BZA18-146](#)
Location: **4543 ZELLER ROAD (43214)**, located at the southwest corner of Zeller Road and Garret Place (010-086955; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage.
To increase the height of a detached garage from 15 feet to 22 feet.
Proposal: To construct a detached garage.
Applicant(s): Big Ram Enterprises, LTD
5757 Plumb Road
Galena, Ohio 43021
Attorney/Agent: Sandra LaFontaine, Architect
5844 North High Street
Worthington, Ohio 43085
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

11(A). Application No.: [BZA18-148](#)
Location: **1300 FORSYTHE AVENUE (Lot A) (43201)**, located on the north side of West 5th Avenue, from Forsythe Avenue to Highland Street (010-066696; University Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3325.281(B)(1-2), Parking and Circulation.
To reduce the required number of parking spaces from 108 to 84.
3325.213(B), FAR Standards.
To increase the Floor Area Ratio from 1.4 to 3.37.
3325.223, Building Height Standard.
To increase the maximum height of a building from 45 feet to 63 feet.
3321.01, General Site Development Standards.
To not provide a dumpster on Lot A.
Proposal: A mixed-use development
Applicant(s): Vision Development, Inc.
3300 Riverside Drive, Suite 100
Columbus, Ohio 43221
Attorney/Agent: Connie Klema, Atty.
PO Box 991
Pataskala, Ohio 43062
Property Owner(s): Columbus Board of Education
270 East Broad Street
Columbus, Ohio 43215
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

11(B). Application No.: [BZA18-148](#)
Location: **1300 FORSYTHE AVENUE (Lot B) (43201)**, located on the north side of West 5th Avenue, from Forsythe Avenue to Highland Street. (010-002736; University Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3325.801, Maximum Lot Coverage.
To increase the maximum lot coverage from 25% to 31%.
3325.803, Building Lines.
To reduce the building line from 25 feet to 16 feet.
3325.805, Maximum Floor Area Ratio (FAR)
To increase the maximum floor area ratio from .40 to .59.
3325.807, Height.
To increase the maximum height of a structure from 35 feet to 46 feet.
3332.15, R-4 Area District Requirements.
To reduce the lot area for 22 units from 55,000 square feet total to 42,512 square feet.
3332.85, Perimeter Yard.
To reduce the perimeter yard from 25 feet to 16 feet and to allow parking and maneuvering in the rear yard portion of the perimeter yard.
Proposal: To construct residential condominiums.
Applicant(s): Vision Development, Inc.
3300 Riverside Drive, Suite 100
Columbus, Ohio 43221
Attorney/Agent: Connie Klema, Atty.
PO Box 991
Pataskala, Ohio 43062
Property Owner(s): Columbus Board of Education
270 East Broad Street
Columbus, Ohio 43215
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

11(C). Application No.: [BZA18-148](#)
Location: **1300 FORSYTHE AVENUE (Lot C) (43201)**, located on the north side of West 5th Avenue, from Forsythe Avenue to Highland Street. (010-066696, 010-010202, 010-010203, 010-053041, 010-022483 and 010-018496; University Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3325.801, Maximum Lot Coverage.
To increase the maximum lot coverage from 25% to 31%.
3325.803, Building Lines.
To reduce the building line from 25 feet to 16 feet.
3325.805, Maximum Floor Area Ratio (FAR)
To increase the maximum floor area ratio from .40 to .59.
3325.807, Height.
To increase the maximum height of a structure from 35 feet to 46 feet.
3332.15, R-4 Area District Requirements.

To reduce the lot area for 22 units from 55,000 square feet total to 42,553 square feet.

3332.85, Perimeter Yard.

To reduce the perimeter yard from 25 feet to 16 feet and to allow parking and maneuvering in the rear yard portion of the perimeter yard.

Proposal: To construct residential condominiums.

Applicant(s): Vision Development, Inc.
3300 Riverside Drive, Suite 100
Columbus, Ohio 43221

Attorney/Agent: Connie Klema, Atty.
PO Box 991
Pataskala, Ohio 43062

Property Owner(s): Columbus Board of Education
270 East Broad Street
Columbus, Ohio 43215

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

12. **Application No.:** [BZA18-149](#)

Location: **5852 SEBRING DRIVE (43081)**, located on the north side of Sebring Drive approximately 1455 feet west of Seffner Drive (010-298393; No Area Commission).

Existing Zoning: NE, Neighborhood Edge District

Request: Variance(s) to Section(s):
3320.19(B)(3), Private buildings.

To reduce the required building frontage in the Building Standards Table from 30% to 1%.

3320.19(B)(4), Private buildings.

To allow a building front facade that is not parallel to the chord of a curved frontage.

Proposal: To construct a new single-unit dwelling.

Applicant(s): Pulte Homes of Ohio, LLC, c/o Joel West
475 Metro Place South, Suite 200
Dublin, Ohio 43017

Attorney/Agent: N/A

Property Owner(s): Applicant

Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov

13. **Application No.:** [BZA18-152](#)

Location: **1715 ATLAS STREET (43228)**, located on the east side of Atlas Street at the terminus of Transamerica Drive (560-235219; No Area Commission).

Existing Zoning: M-2, Manufacturing District

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

3312.21, Landscaping and screening.

To reduce the number of required parking lot trees from 15 to 0.

3367.15(d), M-2 manufacturing district special provisions.

To reduce the setback for parking and maneuvering areas from 50 feet to 20 feet.

Proposal: To expand a building and parking lot for a trucking business.

Applicant(s): Monesi Properties, LLC c/o Bryan Monesi
1715 Atlas Street
Columbus, Ohio 43228

Attorney/Agent: Andrew Gardner, P.E.
3500 Snouffer Road, Suite 225
Columbus, Ohio 43235

Property Owner(s): Applicant

Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov