

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 26, 2019**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, FEBRUARY 26, 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.:** **BZA18-156**
Location: **616 SOUTH 9TH STREET (43206)**, located on the east side of South 9th Street, approximately 30 feet north of South Lane (010-017470; Columbus Southside Area 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 required parking spaces from 2 to 0.
3332.18(D), Basis of computing area.
To increase the permitted lot coverage from 50% to 60.8%.
3332.21(D)(1), Building line.
To reduce the building line from 10 feet to 0 feet.
3332.26(C)(1) , Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 0 feet for the north lot line.
3332.27, Rear yard.
To reduce the required rear yard from 25% of the total lot area to 20%.
Proposal: To conforming an existing single unit-dwelling and construct a rear addition.
Applicant(s): Jeanne M. Cabral, Architect
2939 Bexley Park Road
Columbus, Ohio 43209
Attorney/Agent: Applicant
Property Owner(s): Rivendell Properties, LLC
423 Westland Avenue
Columbus, Ohio 43206
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov

02. **Application No.:** [BZA18-160](#)
Location: **1101 FABRON AVENUE, 464, 456 & 448 NORTH 20th STREET (43203)**, located at the southeast corner of Fabron Street and North 20th Street (010-150094, 010-150095, 010-150095 & 010-150097; Near East Area 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 2 to 1.
3332.28, Side or rear yard obstruction.
To allow vehicles to be parked in the required side yard of a dwelling.
Proposal: To construct four two-unit dwellings.
Applicant(s): Columbus Metropolitan Housing Authority, c/o Mike Wagner
880 East 11th Avenue
Columbus, Ohio 43211
Attorney/Agent: Moody Engineering, c/o Mark Larrimer, P.E.
300 Spruce Street, Ste. 200
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
03. **Application No.:** [BZA18-161](#)
Location: **259 PARK ROAD (43085)**, located at the southeast corner of Park Road and a CSX Railroad track. (610-166612; Far North Columbus Communities Coalition).
Existing Zoning: L-AR-12, Residential District
Request: Variance(s) to Section(s):
3333.10, AR-12 area district requirements.
To reduce the minimum lot area per unit from 3,600 square feet (12.1 units/acre) to 3,379 square feet (12.89 units per acre).
Proposal: To construct 11 multi-unit residential buildings.
Applicant(s): Sunpark Properties, c/o Fatih Gunal
4602 Sandwich Court
Dublin, Ohio 43016
Attorney/Agent: Plank Law Firm, LPA, c/o Donald T. Plank, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Park View Village, LLC
4602 Sandwich Court
Dublin, Ohio 43016
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 04. Application No.:** [BZA18-162](#)
Location: **740 SOUTH HIGH STREET (43206)**, located at the southeast corner of Frankfort Street and South High Street (010-015268; Brewery District 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 24 to 0 (0 spaces provided).
Proposal: To convert three retail spaces into up to three eating & drinking establishment uses.
Applicant(s): Frankfurt, L.L.C.; c/o Dave Perry; The David Perry Company, Inc.
411 East Town Street, 1st Floor
Columbus, Ohio 43215
Attorney/Agent: Kelley Companies; c/o Michael Kelley
250 East Broad Street, Suite 1100
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
- 05. Application No.:** [BZA18-163](#)
Location: **1979 ATLAS STREET (43228)**, located at the northwest corner of Athena Street and Atlas Street (560-104536).
Existing Zoning: M-2, Manufacturing & C-2, Commercial District
Request: Variance(s) to Section(s):
3367.15, M-2, Manufacturing district special provisions.
To reduce the required building setback from 50 feet to 2 feet for a 7 foot tall fence along Atlas Street.
Proposal: To install a 7 foot tall, chain link and barbed-wire fence around the property.
Applicant(s): Paul Peterson Company; 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
411 East Town Street; 2nd Floor
Columbus, Ohio 43215
Property Owner(s): ISP Chemicals, Inc.; c/o Richard M. Long
1979 Atlas Street
Columbus, Ohio 43228
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 06. Application No.:** [BZA18-165](#)
Location: **737-739 DENNISON AVENUE (43215)**, located on the west side of Dennison Avenue, approximately 157 feet north of Collins Avenue (010-003117; Victorian Village).
Existing Zoning: R-4, Residential District
Request: Variances(s) to Section(s):
3332.05, Area district lot width requirements.
To reduce the minimum lot width from 50 feet to 42 feet.
3332.15, R-4 area district requirements.
To reduce the minimum lot area from 2,500 square feet per dwelling unit to 1,595.25 square feet per dwelling unit.
Proposal: To convert a rooming house (DUSB) into a 4-unit dwelling.
Applicant(s): Michael J. Maistros, AIA
4740 Reed Road; Suite 201
Upper Arlington, Ohio 43220
Attorney/Agent: Applicant
Property Owner(s): Argo Properties, L.L.C.
52 East 5th Avenue
Columbus, Ohio 43201
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
- 07. Application No.:** [BZA18-167](#)
Location: **1465 EAST 17TH AVENUE (43219)**, located on the south side of East 17th Avenue, approximately 500 feet west of Joyce Avenue (010-108185; North Central Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance & Special Permit(s) to Section(s):
3389.07- Impound lot, junk yard or salvage yard.
To allow a junk and salvage yard for ferrous and non-ferrous scrap metal.
3389.12, Portable building.
To allow a portable building to be used as a sales office.
3312.43, Required surface for parking.
To allow a gravel surface.
3363.41(b), Storage.
To reduce the distance of a salvage yard to a residential district from 600 feet to 200 feet.
3392.10(b), Performance requirements.
To increase the maximum height of piled materials from 10 feet to 35 feet.
Proposal: A junk and salvage yard for ferrous and non-ferrous scrap metal.
Applicant(s): A-Z Recycling, Inc., c/o Ted Londot
1465 East 17th Street
Columbus, Ohio 43219
Attorney/Agent: Mark A. Schieber Associates, LLC, c/o Mark Schieber, Architect.
2807 Delmar Drive, Ste. B
Bexley, Ohio 43209
Property Owner(s): A-Z Recycling, Inc., c/o Xiaodong Qu
1465 East 17th Street
Columbus, Ohio 43219
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 08. Application No.:** [BZA18-168](#)
Location: **1350 BRIARWOOD AVENUE (43211)**, located on the north side of Briarwood Avenue between Hamilton Avenue and Linden Park Drive (010-076521; North Linden Area Commission).
Existing Zoning: R-3, 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 369 to 154.
Proposal: To construct a new community center with park improvements.
Applicant(s): City of Columbus, Recreation and Parking Department
1111 East Broad Street
Columbus, Ohio 43205
Attorney/Agent: Moody Nolan, c/o Howard Blaisdell
300 Spruce Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov
- 09. Application No.:** [BZA18-169](#)
Location: **2605 ROHR ROAD (43235)**, located at the southwest corner of Rohr Road and Alum Creek Drive (495-268866; Far South Columbus Area Commission).
Existing Zoning: M-1, Manufacturing District
Request: Variance(s) to Section(s):
3365.21, Height and area regulations.
To reduce the required building line from 200 feet from the centerline of Rohr Road to 106 feet.
Proposal: To install an accessory structure.
Applicant(s): Michael Lindner
151 East Nationwide Boulevard
Columbus, Ohio 43215
Attorney/Agent: Ryan Geiser
151 East Nationwide Boulevard
Columbus, Ohio 43215
Property Owner(s): VSP Ceres, Inc.
3333 Quality Drive
Rancho Cordova, CA 95670
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov

10. **Application No.:** [BZA18-122](#)
Location: **416 JACKSON STREET (43206)**, located at the northeast corner of Lathrop Street and Jackson Street (010-033155; South Side Area Commission).
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 3 feet along the east lot line for an attached garage.
3332.27, Rear yard.
To reduce the required rear yard from 25% of the total lot area (948 square feet) to 16.6% (626 square feet).
Proposal: To construct a single-unit dwelling.
Applicant(s): Patrick Phillips
597 Lathrop Street
Columbus, Ohio 43206
Attorney/Agent: None
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
11. **Application No.:** [BZA18-125](#)
Location: **1465 OAKLAND PARK AVENUE (43224)**, located at the southwest corner of Oakland Park Avenue and Medina Avenue (010-075666; North Linden Area 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 along Oakland Park Avenue from 50 feet to 1 foot and along Medina Avenue from 25 feet to 8 feet.
3312.27, Parking setback line.
To reduce the parking setback line along Oakland Park Avenue from 10 feet to 5 feet and along Medina Avenue from 10 feet to 8 feet.
3312.21(A,B), Landscaping and screening.
To provide no interior or perimeter landscaping.
3312.13(B), Driveway.
To increase the width of a driveway from 35 feet to 71 feet.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces required from 36 to 25.
Proposal: To construct a new fire station.
Applicant(s): City of Columbus
90 West Broad Street
Columbus, Ohio 43215
Attorney/Agent: Moody Engineering, c/o Mark Larrimer, PE
300 Spruce Street, Ste. 300
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

12. **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 required 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 1,214 square feet.
3325.705(A) Supplemental Parking Requirements.
To allow vehicle maneuvering within a required side yard.
3325.11, Building Separation and Size.
To increase the calculated floor area of a building from 10,200 square feet to 20,330 square feet.
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
13. **Application No.:** [BZA18-152](#)
Location: **1715 ATLAS STREET (43228)**, located on the west 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 40 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

14. **Application No.:** [BZA18-150](#)
Location: **5771 MAPLE CANYON DRIVE (43229)**, located on the west side of Maple Canyon Drive approximately 322 feet north of East Dublin-Granville Road. (010-147409; Northland Community Council).
Existing Zoning: ARLD, Apartment 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 150 spaces to 75 spaces.
3333.11, ARLD area district requirements.
To reduce the required lot area per unit from 2,500 square feet to 1,500 square feet.
3333.26(A), Height district.
To increase the maximum height of a building from 35 feet to 45 feet.
Proposal: To construct a 94 unit apartment building.
Applicant(s): National Church Residences, c/o Matt Bierlein
2335 North Bank Drive
Columbus, Ohio 43220
Attorney/Agent: Applicant
Property Owner(s): Deia R. Williams
276 East Main Street
New Albany, Ohio 43054
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov