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 yeard 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 reduce the required number of additional parking spaces from 24 to 0 (0 spaces provided).  
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 reduce the required building setback from 50 feet to 2 feet for a 7 foot tall fence along Atlas Street.  
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 potable 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.  
Proposal: To reduce the number of required parking spaces from 369 to 154.  
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.  
Proposal: To reduce the required building line from 200 feet from the centerline of Rohr Road to 106 feet.  
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