

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

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, MARCH 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.:** [**BZA19-001**](#)
Location: **5396 HARVEST STREET (43017)**, located on the east side of Harvest Street, approximately 241 feet south of West Case Road (590-236785; Northwest Civic Association).
Existing Zoning: RR, Rural Residential District
Request: Variance(s) to Section(s):
3332.21(A), Building lines.
To reduce the platted building line from 25 feet to 21 feet.
Proposal: To legitimize the front setback of an existing single-unit dwelling.
Applicant(s): Jared Smith
5396 Harvest Street
Dublin, Ohio 43017
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov
- 02. Application No.:** [**BZA19-003**](#)
Location: **3565 HINES ROAD (43068)**, located at the northwest corner of Hines Road and Refugee Road (530-166433; Far East Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the required parking setback line from 25 feet to 0 feet.
Proposal: To construct 158 new single-unit dwellings.
Applicant(s): Homewood Corporation
2700 East Dublin-Granville Road
Columbus, Ohio 43231
Attorney/Agent: Laura Comek, Atty.
501 South High Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov

- 03. Application No.:** [BZA19-005](#)
Location: **8405 PULSAR PLACE (43240)**, located at the southwest corner of Orion Place and Pulsar Place (318-44302009801;).
Existing Zoning: L-C-4, Limited 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 178 to 0. (420 required; 242 provided.)
Proposal: To legitimize a change-of-use from an office building to a conference center.
Applicant(s): George Babyak, General Manager
8405 Pulsar Place
Columbus, Ohio 43240
Attorney/Agent: Jim Bender, Inc.; c/o Jim Bender, Architect
3040 Riverside Drive, Suite 132
Columbus, Ohio 43212
Property Owner(s): Ohio District Council of the Assemblies of God
8405 Pulsar Place
Columbus, Ohio 43240
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
- 04. Application No.:** [BZA19-006](#)
Location: **640 MOHAWK STREET (43206)**, located on the east side of Mohawk Street, approximately 96 feet north of East Sycamore Street (010-000519; German Village 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 6 inches.
Proposal: To construct a 1,131.2 square foot addition onto an existing, single-unit dwelling.
Applicant(s): Juliet Bullock, Architect
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: Applicant
Property Owner(s): German Village Holdings, Ltd.
769 South 3rd Street
Columbus, Ohio 43206
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 05. Application No.:** [BZA19-008](#)
Location: **400 WEST 1ST AVENUE (43201)**, located on the north side of West 1st Avenue, approximately 93 feet east of Pennsylvania Avenue (010-004190; Harrison West Society).
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3332.21, Building lines.
To reduce the required building line from 19 feet, 8-3/4 inches to 16 feet, 1-1/4 inches.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5.833 feet to 1 foot, 8 inches along the east property line and to 3 feet, 4 inches along the west property line.
3332.28, Side or rear yard obstructions.
To allow a parking space to be in the required side yard.
Proposal: To construct a single-unit dwelling.
Applicant(s): Juliet Bullock, Architect
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: Applicant
Property Owner(s): Constantine & Patra Souhleris
9171 Indian Mound Road
Pickerington, Ohio 43147
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
- 06. Application No.:** [BZA19-011](#)
Location: **235-237 NORTH 21st STREET (43205)**, located on the west side of North 21st Street, approximately 600 feet south of Mt. Vernon Avenue (010-001140; Near East Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.18(D), Basis of computing area.
To increase the maximum lot coverage from 50% to 63%.
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 4 to 2.
Proposal: To construct a detached garage.
Applicant(s): Jordan Street Homes, LLC, c/o Robert Ellis
995 Goodale Boulevard, 2nd Floor
Columbus, Ohio 43212
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

07. **Application No.:** [BZA19-013](#)
Location: **280 WEST SCHREYER PLACE (43214)**, located at the northwest corner of Schreyer Place and Olentangy Boulevard (010-086798; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the required rear yard from 25% to 23%.
Proposal: To construct a room addition.
Applicant(s): Maria Alexander
280 West Schreyer Road
Columbus, Ohio 43214
Attorney/Agent: Garage Gurus, c/o Shawn McNeil
370 Charleston Avenue
Columbus, Ohio 43214
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
08. **Application No.:** [BZA18-093](#)
Location: **145 WEST DOMINION BOULEVARD (43214)**, located on the south side of West Dominion Boulevard, approximately 215 feet east of Zeller Road. (010-086664; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the maximum side yards from 10 feet to 9 feet.
3332.26, Minimum side yard permitted.
To reduce the minimum side yards from 5 feet to 3.5 feet.
3332.38(F), Private garage.
To increase the lot area devoted to garage from 720 feet to 897 square feet.
Proposal: To construct an 897 square foot detached garage.
Applicant(s): Kendra L. Carpenter
145 West Dominion Boulevard
Columbus, Ohio 43214
Attorney/Agent: Applicant
Property Owner(s): Kenneth and Leva S. Carpenter
145 West Dominion Boulevard
Columbus, Ohio 43214
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

09. **Application No.:** [BZA18-097](#)
Location: **328 WEST SEVENTH AVENUE (43201)**, located at the northeast corner of West Seventh Avenue and Pennsylvania Avenue. (010-010897; University Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3321.05(B,2), Vision Clearance Triangle
To allow a structure to encroach into the 30' x 30' vision clearance triangle.
3325.801, Maximum Lot Coverage
To increase the maximum lot coverage from 25% to 44.07%
3325.805, Maximum Floor Area Ratio
To increase the floor area ratio from .40 to 1.03
3332.05, Area district lot width requirements
To reduce the minimum lot width from 50 feet to 40 feet.
3332.21(F), Building Lines
To reduce the building setback from 10 feet to 6 feet.
3332.22 (A,1), Building Lines on Corner Lots Exceptions
To reduce the required side building line from 20% (8 feet) to .0875% (3 feet 5 inches).
3332.26(C), Minimum Side Yard Permitted
To reduce the minimum side yard from 5 feet to 3 feet 6 inches.
3332.15, R-4 Area District Requirements
To reduce the lot area from 5,000 square feet to 4,832 square feet.
Proposal: To construct a single-unit dwelling.
Applicant(s): Michael Mahaney
1499 Perry Street
Columbus, Ohio 43201
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

10. **Application No.:** [BZA18-147](#)
Location: **830 NORTH CASSADY AVENUE (43219)**, located located at the northeast corner of North Cassady Avenue and East Seventh Avenue (010-200008; East Columbus Civic Association).
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variance(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
 To grant a special permit for a junk or salvage yard.
3363.41(B), Storage.
 To reduce the minimum setback from a junk or salvage yard from a residential district from 600 feet to 50 feet, and to reduce the minimum setback from a lot line from 20 feet to 0 feet.
3392.12, Prohibited location.
 To reduce the minimum setback from a junk or salvage yard from a residential district from 600 feet to 50 feet.
Proposal: To allow a junk and salvage yard.
Applicant(s): Behzad Vedaie
1901 East Dublin-Granville Road
Columbus, Ohio 43219
Attorney/Agent: Applicant
Property Owner(s): MV & AP, LLC
1901 East Dublin-Granville Road
Columbus, Ohio 43219
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov