AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
APRIL 23, 2019

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on TUESDAY, APRIL 23, 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.: BZA19-012
Location: 30 CLARK PLACE (43201), located at the northwest corner of North Wall Street and Clark Place (010-047373; University Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.26(E), Minimum side yard permitted.
   To reduce the minimum side yards permitted for a detached garage from 3 feet to 8 inches on both sides.
3332.38(G), Private garage.
   To increase the maximum height of a detached garage from 15 feet to 18 feet, 2 inches.
Proposal: To raze and rebuild a detached garage.
Applicant(s): Adam & Teresa Johnston
30 Clark Place
Columbus, Ohio
Attorney/Agent: Brenda Parker
405 North Front Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBBennetch@Columbus.gov
02. **Application No.:** BZA19-014  
**Location:** 2146 SOUTH HAMILTON ROAD (43232), located at the northeast corner of South Hamilton Road and Groves Road (010-041658; Greater South East Area Commission).  
**Existing Zoning:** C-3 and C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3355.09(A), C-3 district setback lines.  
To reduce the building setback from 110 feet to 71 feet.  
3312.27, Parking setback line.  
To reduce the parking setback line along South Hamilton Road from 10 feet to 8 feet and along Groves Road as well as a proposed service road to the east of the parcel from 10 feet to 0 feet.  
**Proposal:** To legitimize non-conforming building and parking setbacks.  
**Applicant(s):** 2150 Investment Co., c/o Jerry Quinn  
4329 Shelbourne Lane  
Columbus, Ohio 43220  
**Attorney/Agent:** Donald Plank Law Firm; c/o Donald Plank  
411 East Town Street; 2nd Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

03. **Application No.:** BZA19-017  
**Location:** 500 NORTH NELSON ROAD (43219), located on the east side of Nelson Road, approximately 486 feet north of Maryland Avenue (010-079643; Near East Area Commission).  
**Existing Zoning:** AR-3, Apartment Residential District  
**Request:** Variances(s) to Section(s):  
3312.27, Parking setback line.  
To reduce the required parking setback from 25 feet to 15 feet.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of parking spaces from 95 to 26 (69 spaces).  
**Proposal:** To construct a 63 unit, permanent supportive housing facility operated by the Community Housing Network for low-income, mentally-disabled people.  
**Applicant(s):** Community Housing Network; c/o Dave Perry  
David Perry Company, Inc.; 411 East Town Street; 1st Floor  
Columbus, Ohio 43215  
**Attorney/Agent:** Donald Plank Law Firm; c/o Donald Plank  
411 East Town Street; 2nd Floor  
Columbus, Ohio 43215  
**Property Owner(s):** GRE Properties Columbus, L.L.C.; c/o David J. Loper  
4601 Sheridan Street, Suite 600  
Hollywood, Florida 33021  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
04. Application No.: **BZA19-018**
Location: 451 GLENMONT AVENUE (43214), located on the south side of Glenmont Avenue, approximately 705 feet east of Sharon Avenue (010-072018; Clintonville Area Commission).

Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(F)(1), Private garage.
   To increase the maximum allowable area of a private garage from 720 square feet to 1,020 square feet.
3332.38(G), Private garage.
   To increase the maximum allowable height of private garage from 15 feet to 22 feet.

Proposal: To construct a new detached garage.

Applicant(s): Ian MacConnell & Christa Yandrich
451 Glenmont Avenue
Columbus, Ohio 43214

Attorney/Agent: None
Property Owner(s): Owner
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov
05. Application No.: **BZA19-019**
Location: **1111 POLARIS PARKWAY (43240)**, located on the south side of Polaris Parkway, approximately 640 feet west of Sancus Boulevard (318-34401002000; Far North Columbus Communities Coalition).
Existing Zoning: L-M, Limited Manufacturing District
Request: Variances to Section(s):
3312.09, Aisle.
   To reduce the minimum aisle widths from 17 feet for one-way travel with less than 60-degree angle parking to 16 feet for Lot G with 70-degree angle parking; 16.5 feet for Lot N with 70-degree angle parking and; to 13 feet for Lot Q with 55-degree angle parking.
3312.21, Landscaping and screening.
   To reduce the required number of interior lot shade trees from 533 to 0. (There are 2,842 existing trees on this site.)
3312.29, Parking space.
   To reduce the required dimensions of parking spaces from 9 feet by 18 feet to 8.5 feet by 18 feet for spaces which are not obstructed by the solar carport structure and to 8.5 feet by 16.5 feet for spaces which are obstructed by the solar carport structure.
3312.49, Minimum numbers of parking spaces required.
   To increase the maximum number of parking spaces from 7,860 to approximately 9,084. (1,224 additional spaces from code limitation.) (8,301 parking spaces exist, representing 441 additional spaces, currently.)
Proposal: To construct solar carports.
Applicant(s): J.P. Morgan Chase, N.A.; c/o Tyler Deaton
237 Park Avenue
New York, New York 10017
Attorney/Agent: Michael T. Shannon, Esq.
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Bank One Management Corporation
100 East Broad Street
Columbus, Ohio 43271
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

06. Application No.: **BZA19-020**
Location: **1708 GEORGESVILLE ROAD (43228)**, located at the southeast corner of Georgesville Road and Norton Road (570-122651; Westland Area Commission).
Existing Zoning: M-1, Manufacturing District
Request: Variance(s) to Section(s):
3365.21(b)(1), Height and area regulations.
   To reduce the required building line from 200 feet from the centerline of Norton Road to 190 feet.
Proposal: To construct a 10 foot security fence.
Applicant(s): Bob Schisler
277 West Nationwide Blvd.
Columbus, Ohio 43215
Attorney/Agent: Applicant
Property Owner(s): American Electric Power/Columbus & Southern Ohio Power Company
155 West Nationwide Blvd.
Columbus, Ohio 43215
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov
07. **Application No.:** BZA19-021  
**Location:** 4669 WESTERVILLE ROAD (43231), located on the west side of Westerville Road, approximately 205 feet north of Westerville Woods Drive (600-223383; Northland Community Council).  
**Existing Zoning:** M-1, Manufacturing District  
**Request:** Variance(s) to Section(s): 3365.085(B)(4), Telecommunications antennas.  
To reduce the required setback of a telecommunications antenna from a residential district from 200% of the height of the antenna (320 feet) to 59% (95.33 feet).  
**Proposal:** To construct a new monopole telecommunications antenna.  
**Applicant(s):** Eco Site LLC  
240 Leigh Farm Road, Suite 230  
Durham, NC 27707  
**Attorney/Agent:** Mike Daubenmire  
5511 79th Street  
Indianapolis, IN 46268  
**Property Owner(s):** Weber Holdings/Westpick Ltd.  
1600 Universal Road  
Columbus, Ohio 43207  
**Planner:** Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov

08. **Application No.:** BZA18-114  
**Location:** 1100 NORTH HIGH STREET (43201), located on the east side of North High Street, approximately 300 feet north of East 3rd Avenue (010-023212; Italian Village Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances & Special Permit(s) to Section(s): 3312.09, Aisle.  
To reduce the minimum width of an aisle serving a parking lot from 20 feet to 16 feet.  
3312.13, Driveway.  
To reduce the minimum width of a driveway from 20 feet to 16 feet.  
3312.25, Maneuvering.  
To not provide sufficient access and maneuvering area (20 feet) to one parking space; to reduce the maneuvering for one parking space to 16 feet.  
3389.12, Portable building.  
A special permit for a portable building to be used as a bar kiosk.  
**Proposal:** To convert a portion of an existing parking lot into an outdoor patio and seasonal community gathering space.  
**Applicant(s):** Giannopoulos Properties, Ltd.  
P.O. Box 09499  
Bexley, Ohio 43209  
**Attorney/Agent:** Donald Plank; Plank Law Firm  
411 East Town Street, 2nd Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Giannopoulos Properties, Ltd./Volos Properties, Ltd.  
P.O. Box 09499  
Bexley, Ohio 43209  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
09. **Application No.:** BZA18-155  
**Location:** 6850 SAWMILL ROAD (43235), located on the east side of Sawmill Road, approximately 786 feet north of Snouffer Road (590-200801; Far Northwest Coalition).  
**Existing Zoning:** L-C-4, Limited Commercial District  
**Request:** Special Permit & Variance(s) to Section(s): 3389.032, Animal kennel or animal shelter.  
To grant a special permit for and animal kennel or animal shelter with outdoor runs.  
3312.49, Minimum number of parking spaces required.  
To reduce the number of required parking spaces from 29 to 27.  
3312.53, Minimum number of required loading spaces.  
To reduce the number of required loading spaces from 1 to 0.  
**Proposal:** To operate an animal kennel or animal shelter with outdoor runs.  
**Applicant(s):** Pet Palace  
P.O. Box 34065  
Columbus, Ohio 43234  
**Attorney/Agent:** Jeffery L. Brown, Atty.  
37 West Broad Street, Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** Ohio Automobile Club  
90 East Wilson Bridge Road  
Worthington, Ohio 43085  
**Planner:** Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov

10. **Application No.:** BZA19-002  
**Location:** 4555 CLEVELAND AVENUE (43232), located at the southwest corner of Clybourne Street and Cleveland Avenue (600-151966; Northland Community Council).  
**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 12 to 0. 167 spaces are required and 155 are provided.  
**Proposal:** Change of use from a banquet facility to a church.  
**Applicant(s):** Vineyard North Church; c/o Rev. Akwasi Boakye  
4555 Cleveland Avenue  
Columbus, Ohio 43232  
**Attorney/Agent:** Bruce T. Heinlen, Architect  
336 Sturges Avenue  
Mansfield, Ohio 44903  
**Property Owner(s):** Applicant  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov