

**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(s) 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