

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
MAY 28, 2019**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, MAY 28, 2019** beginning at **4:30 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2<sup>ND</sup> 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](http://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.:** [\*\*BZA18-093\*\*](#)  
**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.  
**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

- 02. Application No.:** [BZA18-151](#)  
**Location:** **4766 KENNY ROAD (43220)**, located on the east side of Kenny Road, approximately 650 feet south of Bethel Road (010-129807; Northwest Civic Association).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit and Variance(s) to Section(s):  
3389.032, Animal kennel or animal shelter.  
To allow a Special Permit for an animal kennel with outdoor runs, cages, or structures for open air confinement of animals  
3356.05, C-4 district development limitations.  
To reduce the distance of an animal kennel or animal shelter to a residential district from 100 feet to  
**Proposal:** To allow an animal kennel.  
**Applicant(s):** Cliff Boyden  
2899 Clifton Road  
Columbus, Ohio 43220  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
- 03. Application No.:** [BZA18-159](#)  
**Location:** **4390 FISHER ROAD (43228)**, located at the northwest corner of I-270 and Fisher Road (570-146304; Far West Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3392.10, Performance requirements.  
To increase the allowable height of piled materials from 10 feet to not more than 60 feet.  
3389.12, Portable building.  
To allow a portable building to be in place for not more than 4 months, one time per year.  
To allow a portable building to be in place for not more than 4 months, one time per year.  
**Proposal:** To increase the allowable height of piled materials at a recycling facility and to allow a portable building for a subcontractor.  
**Applicant(s):** National Lime and Stone; c/o Jill S. Tangeman, Attorney  
P.O. Box 120  
Findlay, Ohio 45839  
**Attorney/Agent:** Jill S. Tangeman, Attorney  
52 East Gay Street  
Columbus, Ohio 43082  
**Property Owner(s):** Applicant  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**04(A). Application No.:** [BZA18-148](#)  
**Location:** **1300 FORSYTHE AVENUE (Lot A) (43201)**, located on the north side of West 5th Avenue, from Forsythe Avenue to Highland Street (010-066696; University Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3325.281(B)(1-2), Parking and Circulation.  
    To reduce the required number of parking spaces from 108 to 84.  
3325.213(B), FAR Standards.  
    To increase the Floor Area Ratio from 1.4 to 3.37.  
3325.223, Building Height Standard.  
    To increase the maximum height of a building from 45 feet to 63 feet.  
3321.01, General Site Development Standards.  
    To not provide a dumpster on Lot A.  
**Proposal:** A mixed-use development  
**Applicant(s):** Vision Development, Inc.  
3300 Riverside Drive, Suite 100  
Columbus, Ohio 43221  
**Attorney/Agent:** Connie Klema, Atty.  
PO Box 991  
Pataskala, Ohio 43062  
**Property Owner(s):** Columbus Board of Education  
270 East Broad Street  
Columbus, Ohio 43215  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

**04(B). Application No.:** [BZA18-148](#)

**Location:** **1300 FORSYTHE AVENUE (Lot B) (43201)**, located on the north side of West 5th Avenue, from Forsythe Avenue to Highland Street (010-002736; University Area Commission).

**Existing Zoning:** R-4, Residential District

**Request:** Variance(s) to Section(s):

3325.801, Maximum Lot Coverage.  
To increase the maximum lot coverage from 25% to 31%.

3325.803, Building Lines.  
To reduce the building line from 25 feet to 16 feet.

3325.805, Maximum Floor Area Ratio (FAR)  
To increase the maximum floor area ratio from .40 to .59.

3325.807, Height.  
To increase the maximum height of a structure from 35 feet to 46 feet.

3332.15, R-4 Area District Requirements.  
To reduce the lot area for 22 units from 55,000 square feet total to 42,512 square feet.

3332.285, Perimeter Yard.  
To reduce the perimeter yard from 25 feet to 10 feet and to allow parking and maneuvering in the rear yard portion of the perimeter yard.

3312.21(A)(2), Landscaping and Screening.  
To reduce the required soil area for a landscape island from 145 (590) square feet to 87.5 (350) square feet.

**Proposal:** To construct residential condominiums.

**Applicant(s):** Vision Development, Inc.  
3300 Riverside Drive, Suite 100  
Columbus, Ohio 43221

**Attorney/Agent:** Connie Klema, Atty.  
PO Box 991  
Pataskala, Ohio 43062

**Property Owner(s):** Columbus Board of Education  
270 East Broad Street  
Columbus, Ohio 43215

**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

**04(C). Application No.:** [BZA18-148](#)  
**Location:** **1300 FORSYTHE AVENUE (Lot C) (43201)**, located on the north side of West 5th Avenue, from Forsythe Avenue to Highland Street. (010-066696, 010-010202, 010-010203, 010-053041, 010-022483 and 010-018496; University Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3325.801, Maximum Lot Coverage.  
To increase the maximum lot coverage from 25% to 31%.  
3325.803, Building Lines.  
To reduce the building line from 25 feet to 16 feet.  
3325.805, Maximum Floor Area Ratio (FAR)  
To increase the maximum floor area ratio from .40 to .59.  
3325.807, Height.  
To increase the maximum height of a structure from 35 feet to 46 feet.  
3332.15, R-4 Area District Requirements.  
To reduce the lot area for 22 units from 55,000 square feet total to 42,553 square feet.  
3332.285, Perimeter Yard.  
To reduce the perimeter yard from 25 feet to 10 feet and to allow parking and maneuvering in the rear yard portion of the perimeter yard.  
3312.21(A)(2), Landscaping and Screening.  
To reduce the required soil area for a landscape island from 145 (590) square feet to 87.5 (350) square feet.  
**Proposal:** To construct residential condominiums.  
**Applicant(s):** Vision Development, Inc.  
3300 Riverside Drive, Suite 100  
Columbus, Ohio 43221  
**Attorney/Agent:** Connie Klema, Atty.  
PO Box 991  
Pataskala, Ohio 43062  
**Property Owner(s):** Columbus Board of Education  
270 East Broad Street  
Columbus, Ohio 43215  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

**05. Application No.:** [BZA19-016](#)

**Location:** **1169 BRYDEN ROAD (43205)**, located at the southwest corner of Bryden Road and Oakwood Avenue (010-044593; Near East Area Commission).

**Existing Zoning:** I, Institutional and L-P-1, Parking. District

**Request:** Variance(s) to Section(s):

3312.25, Maneuvering  
To allow maneuvering in an alley that is less than 20 feet wide.

3312.27, Parking setback line.  
To reduce the parking setback line along Bryden Road from 25 feet to 5 feet and along Oakwood Avenue from 25 feet to 3 feet.

3349.04(a), Height, area and yard regulations.  
To increase the height of a building from 35 feet to 36 feet.

3349.04(b), Height, area and yard regulations.  
To reduce the lot area from 1 acre to .63 acres and to increase the lot coverage from 60% to 80%.

3349.04(c), Height, area and yard regulations.  
To reduce the building setback along Bryden Road from 50 feet to 10 feet and along Oakwood Avenue from 50 feet to 0 feet.

3349.04(c), Height, area and yard regulations.  
To reduce the west side yard from 20 feet to 1.5 feet and the rear yard from 50 feet to 36 feet and to allow dumpsters in the side and rear yards.

3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of required parking spaces from 57 to 34.

3312.51, Loading space.  
To reduce the size of a loading space from 12 feet x 50 feet to 12 feet x 30 feet and to allow the loading space to encroach into the driveway, aisle or circulation area.

3321.01, Dumpster area.  
To permit dumpsters in the rear yard and west side yard and to use the loading space for maneuvering for the dumpster.

3312.09, Aisle.  
To reduce the aisle width behind four parking spaces along Oakwood Avenue from 20 feet to 18 feet and to reduce the aisle width behind two angled parking spaces along Oakwood Avenue from 20 feet to 11 feet 8 inches for the first parking space and from 20 feet to 9 feet for the second parking space.

3371.03(A), Building lines in Commercial and Manufacturing Districts.  
To reduce the parking setback line from 25 feet to 10 feet along Oakwood Avenue.

**Proposal:** A change of use from a nursing home to an assisted living facility.

**Applicant(s):** Continental Senior Living  
150 East Broad Street, 2nd Floor.  
Columbus, Ohio 43215

**Attorney/Agent:** Smith and Hale, c/o Jeffrey L. Brown, Atty.  
37 West Broad Street, Ste. 460  
Columbus, Ohio 43215

**Property Owner(s):** 1169 LLC, c/o William Klausman  
75 East Gay Street, Ste. 300  
Columbus, Ohio 43215

**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

06. **Application No.:** [BZA19-023](#)  
**Location:** **763 ROSE AVENUE (43219)**, located on the west side of Rose Avenue, approximately 340 feet south of Old Lenoard Avenue (010-022639; North Central Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.27(2), Parking setback line.  
To reduce the required parking setback from 25 feet to 10 feet.  
3312.49, Minimum number of parking spaces required.  
To reduce the number of required parking spaces from 9 to 7.  
3363.24, Building line.  
To reduce the building line from 25 feet to 10 feet for an 8 foot fence.  
**Proposal:** To construct a new office and storage building for a contractor.  
**Applicant(s):** Owner  
**Attorney/Agent:** Sands Decker, c/o Scott Sands  
1495 Old Henderson Road  
Columbus, Ohio 43220  
**Property Owner(s):** City Home & Construction  
705 Dennison Avenue  
Columbus, Ohio 43215  
**Planner:** Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov

07. **Application No.:** [BZA19-024](#)  
**Location:** 112 EAST 14TH AVENUE (43201), located on the north side of East 14th Avenue, approximately 200 feet west of Indianola Avenue (010-029031; University Area Commission).  
**Existing Zoning:** AR-4, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3312.13, Driveway.  
To reduce the minimum width of a driveway from 10 feet to 7 feet.  
3312.21, Landscaping and screening.  
To reduce the required landscaped buffer width on the north and west sides of the parking lot from 4 feet to 0 feet.  
3325.907, Parking.  
To reduce the required number of parking spaces from 10 to 8.  
3325.705 A., Supplemental parking requirements.  
To allow maneuvering to occur in a required side yard, landscaped area or between any building or public street.  
**Proposal:** To convert a rooming house into a 3-unit dwelling.  
**Applicant(s):** Buckeye Real Estate; c/o 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):** Silver, Ltd.; c/o Dave Perry  
David Perry Company, Inc.; 411 East Town Street, Floor 1  
Columbus, Ohio 43215  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov



- 08. Application No.:** [BZA19-025](#)  
**Location:** **966 SOUTH HIGH STREET (43206)**, located on the east side of South High Street, approximately 67 feet north of East Stewart Avenue (010-299416; Brewery District Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum number of parking spaces required.  
To reduce the minimum number of parking spaces required from 129 to 11.  
**Proposal:** To renovate and expand a private club into a multi-purpose commercial facility.  
**Applicant(s):** Veridian Dynamics LLC  
179 East Deshler Avenue  
Columbus, Ohio 43206  
**Attorney/Agent:** Mode Architects, c/o Mark Ours  
174 Thurman Avenue  
Columbus, Ohio 43206  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 645-0078; PBBennetch@Columbus.gov
- 09. Application No.:** [BZA19-027](#)  
**Location:** **4771 NORTH HIGH STREET (43214)**, located on the west side of North High Street, approximately 282 feet north of West Beechwold Boulevard (010-037114; Clintonville Area Commission).  
**Existing Zoning:** R-1, Residential District  
**Request:** Variance(s) to Section(s):  
3332.25, Maximum side yards required.  
To reduce the maximum side yards required from 16 feet to 11 feet.  
**Proposal:** To construct an addition onto a single-unit dwelling.  
**Applicant(s):** Albert & Paige Chapman-Layland  
4771 North High Street  
Columbus, Ohio 43214  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

10. **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 31.88%  
3325.805, Maximum Floor Area Ratio  
To increase the floor area ratio from .40 to .78  
3332.05, Area district lot width requirements  
To reduce the minimum lot width from 50 feet to 40 feet.  
3332.21(E), Building Lines  
To reduce the building setback from 10 feet to 8 feet.  
3332.15, R-4 Area District Requirements  
To reduce the lot area from 6,000 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](mailto:JFFreise@Columbus.gov)
11. **Application No.:** [BZA19-010](#)  
**Location:** **386 OAKLAND PARK AVENUE (43214)**, located at the northwest corner of Oakland Park Avenue and Colerain Avenue (010-024256; Clintonville Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 5 feet to 4.3 feet  
3332.22(A)(1), Building lines on corner lots—Exceptions.  
To reduce the building setback along Colerain Avenue from 10 feet to 2.3 feet.  
3321.05(A)(2), Vision clearance.  
To allow a 6 foot privacy fence to encroach into the vision clearance triangle.  
**Proposal:** To construct a one-story room addition.  
**Applicant(s):** Zachary M. Klein and Genevieve N. Persichetti  
386 Oakland Park Avenue  
Columbus, Ohio 43214  
**Attorney/Agent:** Suncraft Corporation, c/o John Long, Designer  
122 West Johnstown Road  
Columbus, Ohio 43230  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)