

RESULTS AGENDA

**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 **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.: BZA18-093 **APPROVED****
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 legitimize a covered porch.
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 **APPROVED****
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 95 feet.
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
- 03. Application No.:** **BZA18-159 **POSTPONED****
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

04(A). Application No.: BZA18-148 ****APPROVED****
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 **APPROVED****

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 **APPROVED****

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 **APPROVED****

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 **APPROVED****
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 **APPROVED****
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 **TABLED****
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 **APPROVED****
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 **APPROVED****
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
11. **Application No.:** **BZA19-010 **APPROVED****
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