

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JULY 23, 2019**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JULY 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.:** **BZA19-034**
- Location:** **1071 MICHIGAN AVENUE (43201)**, located on the west side of Michigan Avenue, approximately 130 feet north of West 2nd Avenue. (010-023679; Harrison West Society).
- Existing Zoning:** R-2F, Residential District
- Request:** Variance(s) to Section(s):
- 3332.18, Basis of computing area.
To increase the lot coverage from 50% to 63%.
 - 3332.26, Minimum side yard permitted
To reduce the minimum side yard from 3 feet to 2.8 feet on the north side of the lot.
 - 3332.27, Rear yard.
To reduce the rear yard from 25% to 5.5%.
 - 3332.25, Maximum side yards required.
To reduce the total lot width from 16 feet to 5.9 feet.
 - 3321.07(B), Landscaping.
To reduce the minimum tree requirement from 1 to 0.
- Proposal:** A change of use from a church to a two-unit dwelling.
- Applicant(s):** M. Shawn Dingus
136 West Mound Street, Ste. 100
Columbus, Ohio 43215
- Attorney/Agent:** Comek Law, c/o Tracy L. Bradford, Atty.
501 South High Street
Columbus, Ohio 43215
- Property Owner(s):** CMT of Ohio, LLC
1071 Michigan Avenue
Columbus, Ohio 43201
- Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

02. **Application No.:** [BZA19-038](#)
Location: 1085 HARRISON AVENUE (43201), located at the southwest corner of Harrison Avenue and West 3rd Avenue. (010-219945; Harrison West Society).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.18(D), Basis of computing area.
 To increase the lot coverage from 50% to 60%.
3332.27, Rear Yard.
 To reduce the rear yard from 25% to 10%.
3332.21, Building Lines.
 To reduce the required building line from 10 feet to 9 feet 6 inches.
3332.30(b), Vision Clearance
 To allow a portion of the existing building as well as an existing fence, taller than 2'6", to encroach into the vision clearance triangle.
Proposal: To construct a 10 ft wide second story deck.
Applicant(s): The Villages on the Avenue Condominium Association.
1085 Harrison Avenue
Columbus, Ohio 43201
Attorney/Agent: Kooperman Mentel Ferguson Yaross, Ltd., c/o Jon Stevenson, Atty.
100 South 4th Street, Ste. 100
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 03. Application No.:** [BZA19-040](#)
- Location:** **1383 & 1385 SOUTH 3RD STREET (43206)**, located on the west side of South 3rd Street, 150 feet north of East Jenkins Avenue (010-269008; Columbus South Side Area Commission).
- Existing Zoning:** R-2F, Residential District
- Request:** Variances(s) to Section(s):
- 3332.05, Area district lot width requirements.
To reduce the required lot width of each parcel from 50 feet to 22.5 feet. (Existing conditions.)
- 3332.14, Area district requirements.
To reduce the required lot area from 6,000 square feet to 1,518.75 square feet for each parcel. (Existing conditions.)
- 3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 1.8 feet at 1385 South 3rd Street and to 2 feet at 1383 South 3rd Street. (Existing conditions.)
- 3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 2 to 0 for both 1383 and 1385 South 3rd Street. (Existing conditons.)
- Proposal:** To legitimize existing conditions at adjoining parcels under the same ownership for insurance purposes.
- Applicant(s):** Jeffrey A. & Pamela E. Carroll
P.O. Box 355
Winnoa Lake, Indiana 46590
- Attorney/Agent:** Jeffrey L. Brown, Attorney
37 West Broad Street, Suite 460
Columbus, Ohio 43215
- Property Owner(s):** Applicant.
- Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
- 04. Application No.:** [BZA19-042](#)
- Location:** **644 SOUTH 9TH STREET (43206)**, located on the east side of South 9th Street, approximately 34 feet south of Beck Street (010-049105; Columbus Southside Area Commission).
- Existing Zoning:** R-2F, Residential District
- Request:** Variance(s) to Section(s):
- 3332.26(E) Minimum required side yard.
To reduce the minimum required side yard for a detached garage from an interior lot line from 3 feet to 2 feet.
- 3332.38(G), Private garage.
To increase the allowable height of detached garage from 15 feet to 25 feet.
- Proposal:** To raze and rebuild a detached garage.
- Applicant(s):** Owner
- Attorney/Agent:** Eddie Jewell
450 Linwood Avenue
Columbus, Ohio 43205
- Property Owner(s):** Evan Lee & Cristin Blaney
644 South 9th Street
Columbus, Ohio 43206
- Planner:** Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov

- 05. Application No.:** [BZA19-044](#)
Location: **5101 TRABUE ROAD (43228)**, located on the south side of Trabue Road, approximately 700 feet east of Walcutt Road (560-205289; Far West Side Area Commission).
Existing Zoning: M-2, Manufacturing District
Request: Variance(s) to Section(s):
3367.29, Storage.
To reduce the setback for open storage of materials from 200 feet from centerline to 100 feet from centerline.
3367.15(e), M-2 manufacturing district special provisions.
To allow the open storage of materials in the front yard.
Proposal: To allow the storage of tractor trailers in the front yard.
Applicant(s): United Parcel Service, c/o Kevin Zaletel
5101 Trabue Road
Columbus, Ohio 43228
Attorney/Agent: John Orli, P.E.
277 West Nationwide Boulevard
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 06. Application No.:** [BZA19-045](#)
Location: **3087 EAST 14TH AVENUE & 1070 RARIG AVENUE (43219)**, located at the intersection of Rarig Avenue and East 14th Avenue (010-019725 & 010-212271; None).
Existing Zoning: M-1, Manufacturing District
Request: Variance(s) to Section(s):
3312.09, Aisle.
To reduce the required width of an aisle with 2-way traffic from 20 feet, varying from 12 feet to 15.8 feet at 3087 East 14th Avenue and from 20 feet to as little as 4.5 feet at 1070 Rarig Avenue.
3312.25, Maneuvering.
To reduce the sufficient maneuvering area to access parking spaces from 20 feet to between 12 feet and 15.8 feet at 3087 East 14th Avenue and from 20 feet to as little as 4.5 feet at 1070 Rarig Avenue.
Proposal: To change the use of a portion of the East 14th Avenue building from a warehouse into a laboratory and processing facility.
Applicant(s): Cyrus Farudi
3980 Franklin Street
Denver, Colorado 80201
Attorney/Agent: Melva C. Williams-Argaw, Architect
3354 East Broad Street, Suite C
Columbus, Ohio 43213
Property Owner(s): F.J. & S. Investments
P.O Box 360862
Columbus, Ohio 43236
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

07. **Application No.:** [BZA19-046](#)
Location: **2906 & 2910 HAYDEN ROAD (43235)**, located on the north side of Hayden Road, approximately 103 feet west of Bethel Road (590-199059; Northwest Civic Association).
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 23 to 0. (164 spaces are provided.)
Proposal: To convert 2,200 square feet of retail space into a restaurant with a 540 square foot patio.
Applicant(s): Oil & Thyme; c/o Firas Shkokani
2906 Hayden Road
Columbus, Ohio 43235
Attorney/Agent: Christopher Construction; c/o Victor Orta
P.O. Box 1377
Grove City, Ohio 43123
Property Owner(s): H.R. Plaza, L.L.C.; c/o David Carline
4835 Aberdeen Avenue
Dublin, Ohio 43015
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
08. **Application No.:** [BZA19-047](#)
Location: **3002 GRASSY BEND DRIVE (43123)**, located on the west side of Grassy Bend Drive approximately 300 feet west of Smartweed Lane (570-250673; Westland Area Commission).
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3332.38(F), Private Garage.
To increase the portion of the lot area devoted to a private garage from 768 square feet to 1204 square feet.
3332.38(G), Private Garage.
To increase the maximum garage height from 15 feet to 17 feet.
Proposal: To construct a detached garage.
Applicant(s): Richard & Jamie Parsley
3002 Grassy Bend Drive
Grove City, Ohio 43123
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

09. **Application No.:** [BZA19-050](#)
Location: **6134 PARKGLEN ROAD (43119)**, located on the east side of Parkglen Road, approximately 80 feet south of Crossbrook Boulevard (570-182173; Westland Area Commission).
Existing Zoning: SR, Residential District
Request: Variance(s) to Section(s):
3332.25, Maximum side yard srequired.
To reduce the maximum side yards required from 20% of the lot width (14 feet) to 16% of the lot width (11 feet).
Proposal: To legitimize a concrete driveway and parking space installed without a certificate of zoning clearance.
Applicant(s): Eric Haskett
6134 Parkgeln Road
Galloway, Ohio 43119
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov
10. **Application No.:** [BZA19-051](#)
Location: **425 WALHALLA ROAD (43202)**, located on the south side of Walhalla Road, appoximately 200 feet west of Clinton Heights Avenue (010-008559; Clintonville Area Commission).
Existing Zoning: RRR, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage.
To increase the maximum allowable height of a private garage from 15 feet to 19.5 feet.
Proposal: To construct a new detached garage.
Applicant(s): David K. Eppard
425 Walhalla Road
Columbus, Ohio 43202
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
11. **Application No.:** [BZA19-054](#)
Location: **1092 BETHEL ROAD (43220)**, located on the north side of Bethel Road, approximately 190 feet west of Kenny Road (010-013449; Northwest Civic Association).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of additional parking spaces from 21 to 0.
Proposal: To enclose an existing outdoor seating area.
Applicant(s): KLCB Enterprises
1092 Bethel Road
Columbus, Ohio 43220
Attorney/Agent: John Oney, Architect
49 East 3rd Avenue
Columbus, Ohio 43201
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

12. **Application No.:** [BZA19-056](#)
Location: **2973-2977 NORTH HIGH STREET (43202)**, located on the west side of North High Street, approximately 120 feet south of West Tulane Road (010-017374; Clintonville Area Commission).
Existing Zoning: CPD, Commercial District
Request: Variances(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 4 to 0. (56 spaces are provided.)
3312.21, Landscaping and screening.
To reduce the required number of landscaped islands in the parking lot with trees from 6 to 0.
Proposal: To expand an outdoor patio for a restaurant use.
Applicant(s): Tim Lai, Architect
401 West Town Street; Studio 233
Columbus, Ohio 43215
Attorney/Agent: None
Property Owner(s): NPA Housing Property, L.L.C.; c/o Dustin Braun
738 Oak Street
Columbus, Ohio 43215
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
13. **Application No.:** [BZA19-060](#)
Location: **3721 WESTON PLACE (43214)**, located at the southwest corner of Weston Place and Winthrop Road (010-058898; 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 5%.
Proposal: To expand and enclose an existing rear porch.
Applicant(s): Thomas E. Decker
3721 Weston Place
Columbus, Ohio 43214
Attorney/Agent: John Nicolson
6525 Busch Boulevard
Columbus, Ohio 43229
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

14. **Application No.:** [BZA19-061](#)
Location: 1765 DYER ROAD (43223), located at the southwest corner of Dyer Road and Lazar Road (570-193885; Southwest Area Commission).
Existing Zoning: R, Rural. District
Request: Variance(s) to Section(s):
3332.06, R-rural area district requirements.
To reduce the lot area from 5 acres to 1.7 acres.
Proposal: To construct a single-unit dwelling.
Applicant(s): Andrew Komondor
4435 Westerpool Circle
Columbus, Ohio 43228
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
15. **Application No.:** [BZA19-062](#)
Location: 1282 ESSEX AVENUE (43201), located on the east side of Essex Avenue, approximately 95 feet south of East 8th Avenue. (010-091815; Milo-Grogan Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of additional parking spaces from 34 required to 14 provided.
3312.25, Maneuvering.
To allow maneuvering to occur within the parking setback area.
Proposal: A change of use from warehouse to food manufacturing.
Applicant(s): 1282 Essex Avenue, COL LLC., c/o Chuck Henry
777 South Figueroa Street, Ste. 41
Los Angeles, California 90017
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

16. **Application No.:** [BZA19-063](#)
Location: **740 PARSONS AVENUE (43206)**, located at the southeast corner of Parsons Avenue and East Sycamore Street (010-064790; Columbus Southside Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces required.
To increase the maximum number of allowable parking spaces from 19 to 27.
Proposal: To change the use of an existing building from restaurant to bank.
Applicant(s): JP Morgan Chase Bank NA c/o Dave Perry Company
411 East Town Street
Columbus, Ohio 43215
Attorney/Agent: Donald Plank, Atty.
411 East Town Street
Columbus, Ohio 43215
Property Owner(s): SWAMIBAPA, LLC. c/o Shailesh Patel
8349 Autumnwood Way
Dublin, Ohio 43017
Planner: Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov
17. **Application No.:** [BZA19-065](#)
Location: **288 & 294 EAST 4TH AVENUE (43201)**, located on the north side of East 4th Avenue, approximately 190 feet east of North 6th Street (010-024639 & 010-007639; Italian Village Commission).
Existing Zoning: R-4, Residential District
Request: Variances(s) to Section(s):
3332.05, Area district lot width requirements.
To reduce the required lot widths from 50 feet to 32 feet.
3332.15, R-4 area district requirements.
To reduce the minimum lot area from 5,000 square feet to 2,877 square feet for lots A and B and to 2,848 square feet for lots C and D.
3332.19, Fronting.
To allow a dwelling not to front upon a public street for lots A and B.
3312.13, Driveway.
To not provide a driveway to an off-street parking space or garage on the same parcel as the dwelling; to provide a shared driveway with easement access on adjacent parcels for lots B, C & D.
3312.25, Maneuvering.
To not provide complete on-site maneuvering for vehicles and to provide maneuvering via easements on adjacent parcels to access parking.
Proposal: To create lot splits on two parcels in order to construct two new single-unit dwellings.
Applicant(s): Juliet Bullock, Architect
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: None
Property Owner(s): Clarizio Properties, L.L.C.; c/o Bradley Clarizio
1192 East Rich Street
Columbus, Ohio 432205
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

18. **Application No.:** [BZA19-067](#)
Location: **2154 GANTZ ROAD (43213)**, located on the east side of Gantz Road, approximately 530 feet south of Big Run Road, East (146-297507; Southwest Area Commission).
Existing Zoning: R, Rural District
Request: Variances(s) to Section(s):
3332.38, Private garage.
To increase the allowable garage area for a single-unit dwelling from 1,264.4 square feet to 5,018 square feet. (Increase of 3,753.6 square feet.) Also, to increase the allowable height of a detached garage from 15 feet to 24 feet.
3332.26, Minimum side yard permitted.
To reduce the required side yard of an existing garage from 3 feet to 6 inches.
Proposal: To construct a 3,200 square foot detached garage (pole barn).
Applicant(s): Juliet Bullock, Architect
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: None
Property Owner(s): Jason Waltke & Stefanie Coe
2154 Gantz Road
Grove City, Ohio 43213
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
19. **Application No.:** [BZA19-068](#)
Location: **2899 SUWANEE ROAD (43224)**, located on the west side of Suwanee Road approximately 70 feet south of Agler Road (010-059488; North Linden Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3313.49(C), Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 12 to 7.
Proposal: A change of use from a retail drive-through convenience store to an automobile repair facility.
Applicant(s): JZA Realty Investments LLC
1410 East 17th Avenue
Columbus, Ohio 43211
Attorney/Agent: Clarke Architects; c/o James W. Clarke, Arch.
7844 Flint Road
Columbus, Ohio 43235
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

20. **Application No.:** [BZA19-069](#)
Location: **189 PUNTA ALLEY (43201)**, located on the south side of Punta Alley, approximately 122 feet west of North 4th Street (010-296334; Italian Village Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.26(F), Minimum side yard permitted.
To reduce the minimum side yard on the west side from 5.7 feet to 3 feet.
Proposal: To construct a three-story, single-unit dwelling.
Applicant(s): Mansell Investment Properties, L.L.C.; c/o Dave Perry
411 East Town Street, 1st Floor
Columbus, Ohio 43215
Attorney/Agent: Mansell Law, L.L.C.; c/o Greg Mansell, Atty.
1457 South High Street
Columbus, Ohio 43207
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov