

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
AUGUST 27, 2019**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, AUGUST 27, 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.: BZA18-108**  
**Location:** **285 CANYON DRIVE (43214)**, located on the south side of Canyon Drive, approximately 185 feet east of Glenmont Place (010-086068; Clintonville Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26(C), Minimum Side Yard Permitted  
To reduce the east minimum side yard from 5 feet to 0 feet.  
**Proposal:** To legitimize an 8 foot fence constructed in the side yard.  
**Applicant(s):** Joseph Swain  
285 Canyon Drive  
Columbus, Ohio 43214  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 02. Application No.:** **BZA19-031**  
**Location:** **1138 WEST HENDERSON ROAD (43220)**, located at the northwest corner of Kenny Road and West Henderson Road (010-150475; Northwest Civic Association).  
**Existing Zoning:** L-C-4, Limited 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 12 to 0. (126 spaces are provided; 138 required.)  
**Proposal:** To establish a drive-through pick-up window for an eating & drinking establishment.  
**Applicant(s):** Northstar Realty  
150 East Broad St., 3rd Floor  
Columbus, Ohio 43215  
**Attorney/Agent:** Jackson B. Reynolds, III, Attorney  
37 West Broad St., Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** Jakes Run L.L.C.  
Columbus, Ohio 43215  
**Planner:** David J. Reiss, (614) 645-7973; [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
- 03. Application No.:** **BZA19-075**  
**Location:** **1805 MORSE ROAD (43229)**, located at the southeast corner of Tamarack Boulevard and New Northland Crossing (010-286106; 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 minimum number of required parking spaces from 470 to 460 (10 spaces).  
**Proposal:** To construct a new gate entrance to a lumber yard.  
**Applicant(s):** Menards, Inc.; c/o Rodney Wekkin  
5101 Menard Drive  
Eau Claire, Wisconsin 54703  
**Attorney/Agent:** None  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 645-0078; [PBBennetch@Columbus.gov](mailto:PBBennetch@Columbus.gov)

**04. Application No.:** BZA19-078  
**Location:** 576 WEST 2ND AVENUE (43201), located on the north side of West 2nd Avenue, approximately 272 feet west of Perry Street (010-106642; Harrison West Society).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variances(s) to Section(s):  
3332.05, Area district lot width requirements.  
To reduce the minimum lot width from 50 feet to 30 feet (existing condition).  
3332.18, Basis of computing area.  
To increase the lot coverage for a two-unit dwelling from 50% (1,773 square feet) to 80.12% (2,700 square feet) (Existing condition.)  
3332.19, Fronting.  
To allow the rear unit of the building to front upon an alley instead of a public street. (Existing condition.)  
3332.21, Building lines.  
To reduce the required building setback from 14 feet to 6 feet. (Existing condition.)  
3332.25, Maximum side yard required.  
To reduce the sum of the widths of the side yards from 20% of the width of the lot (6 feet) to 1.875% of the width of the lot (6-3/4 inches). (Existing condition.)  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 5 feet to 3 feet 3/8 inches on the east and west sides of the structure. (Existing condition.)  
**Proposal:** To convert a commercial auto repair garage into a 2-unit dwelling.  
**Applicant(s):** Juliet Bullock Architects; c/o Julie Bullock  
1182 Wyandotte Road  
Columbus, Ohio 43212  
**Attorney/Agent:** None  
**Property Owner(s):** Jeff Jablonka  
576 West 2nd Avenue  
Columbus, Ohio 43201  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

**05. Application No.:** **BZA19-080**  
**Location:** **1581-1593 HILLIARD-ROME ROAD (43228)**, located on the north side of Hilliard-Rome Road, approximately 550 feet south of Westchester Woods Boulevard (560-294249; Far West Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development 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 19 to 0. (50 spaces are provided.)  
**Proposal:** To convert 4,197 square feet of retail space into an eating & drinking establishment.  
**Applicant(s):** Capital Roots, L.L.C.; c/o Daniel Mulrey  
7408 Airy View Drive  
Liberty Township, Ohio 45044  
**Attorney/Agent:** Jackson B. Reynolds III, Atty.  
37 West Broad Street; Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** AFI Columbus, L.L.C.  
276 Arch Street  
Oceanside, New Jersey 11572  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov