

**APPEALS AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS
SEPTEMBER 24, 2019**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, SEPTEMBER 24, 2019 at 4:30 P.M.** in the Second Floor Hearing Room of the Michael B. Coleman Government Center, 111 N. Front Street.

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. Specific case information may be obtained by contacting the Building Services Division, 111 N. Front Street, 645-7314.

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 614-645-4522.

THE FOLLOWING CASES WILL BE HEARD BEGINNING AT 4:30 P.M.:

1. BZA19-081
3505 WEST DUBLIN-GRANVILLE ROAD
Northwest Civic Association
CPD, Commercial Planned Development

To Appeal Zoning Code Violation Order No. 19470-01827 issued on 6/3/2019 for:

1. 3305.01, Certificate of Zoning Clearance

City Staff: Chad Gentry
Appellant: Dave Fox Remodeling, Inc., c/o Gary Demos, President, 3505 W. Dublin-Granville Road, Columbus, Ohio 43235
Owner: Appellants
Attorney/Agent: Kegler, Brown, Hill + Ritter, LPA c/o Catherine A. Cunningham, 65 E State Street, Columbus, Ohio 43215

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THE FOLLOWING CASES WILL BE HEARD BEGINNING AT 4:30 P.M.:

2. BZA19-082
2665 WESTBREEZE DRIVE
Far West Area Commission
SR, Suburban Residential

To Appeal Zoning Code Violation Order No. 19470-02819 issued on 5/6/2019 for:

1. 3305.01, Certificate of Zoning Clearance

City Staff: Travis Wilcoxon
Appellant: Jacob Scott Robertson, 2665 Westbreeze Drive, Hilliard, Ohio 43026
Owner: Appellant
Attorney/Agent: Keith Schneider, 1650 Lakeshore Drive, Suite 150, Columbus, Ohio 43024

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BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS
SEPTEMBER 24, 2019**

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THE FOLLOWING CASES WILL BE HEARD BEGINNING AT 4:30 P.M.:

3. BZA19-093
2967 PHOENIX AVENUE
Far West Area Commission
SR, Suburban Residential

To Appeal Zoning Code Violation Order No. 19470-03210 issued on 7/8/2019 for:

1. 3321.05, Vision Clearance

City Staff: Travis Wilcoxon
Appellant: Aaron & Anita Schoenberger, 2967 Phoenix Avenue, Hilliard, Ohio 43026
Owner: Appellants
Attorney/Agent: William L. Loveland, 3300 Riverside Drive, Suite 125, Upper Arlington, Ohio 43221

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
SEPTEMBER 24, 2019**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, SEPTEMBER 24, 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.

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- 01. Application No.:** [BZA19-079](#)
Location: **566 SOUTH 4th STREET (43206)**, located at the north east corner of South 4th Street and East Beck Street. (010-013485; German Village Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines.
 To reduce the building line from 10 feet to 3.75 feet along Beck Street and to 6.67 feet along South 4th Street.
3332.25, Maximum side yards required.
 To decrease the maximum side yards from 16 feet to 11.08 feet,
3332.27, Rear yard.
 To reduce the rear yard from 25% (758 square feet) to .031% (94 square feet).
3332.18(D), Basis of computing area.
 To increase the maximum lot coverage from 50% (1,511 square feet) to 52% (1,562 square feet).
3321.05(A,B), Vision clearance.
 To reduce the 10' x 10' vision clearance triangle for driveways to 0 and the 30' x 30' vision clearance triangle for interstections to 8'.
Proposal: To construct a master suite above an existing attached garage.
Applicant(s): James & Tammie Fisher
566 South 4th Street
Columbus, Ohio 43206
Attorney/Agent: William Hugus, Architect
956 Jaeger Street
Columbus, Ohio 43206
Property Owner(s): Applicants
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

02. 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 2 to 0. (57 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 existing outdoor patio for a restaurant use.
Applicant(s): Condado Tacos, c/o Jason Siegler, VP of Real Estate & Development
34 West Gay Street
Columbus, Ohio 43215
Attorney/Agent: Tim Lai, Architect
401 West Town Street; Studio 233
Columbus, Ohio 43215
Property Owner(s): NPA Housing Property, L.L.C.; c/o Dustin Braun
738 Oak Street
Columbus, Ohio 43215
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov