

# RESULTS AGENDA

**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 **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.: BZA19-079 \*\*APPROVED\*\***  
**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 **\*\*APPROVED\*\***  
**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