

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
OCTOBER 22, 2019**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, OCTOBER 22, 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.:** **BZA19-064**
Location: **2864 NORTH HIGH STREET (43202)**, located on the east side of N High Street, approximately 270 feet north of Olentangy Street (010-015659; Clintonville Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.09, Aisle.
 To reduce the width of a parking aisle from 20 feet to 19 feet.
3312.21, Landscaping and screening.
 To reduce the soild area for a parking lot tree from 145 square feet to 77 square feet.
3312.41, Access and circulation.
 To provide no walkway from a public sidewalk to the building entrance.
3312.49, Minimum number of parking spaces required.
 To reduce the minimum number of additional required parking spaces from 33 to 0.
Proposal: To change the use of an existing building from retail to eating and drinking establishment.
Applicant(s): Owner
Attorney/Agent: Evan Fracasso
501 Morrison Road, Suite 100
Gahanna, Ohio 43230
Property Owner(s): 2864 Clintonville LLC
501 Morrison Road, Suite 100
Gahanna, Ohio 43230
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

02. Application No.: [BZA19-066](#)
Location: **1240 OAK STREET (43205)**, located on the north side of Oak Street, approximately 94 feet east of Sherman Avenue (010-051804; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential District
Request: Variance(s) to Section(s):
3333.11, ARLD area district requirements.
To reduce the area per dwelling unit from 2,500 square feet to 937 square feet.
3333.18, Building lines.
To reduce the required building setback from 10 feet to 0 feet.
3333.22, Maximum side yard required.
To reduce the sum of the widths of the side yards from 13.9 feet to 6 feet, 4 inches.
3333.23, Minimum side yards permitted.
To reduce the minimum side yards from 5 feet to 2 feet, 6 inches on the west and to 3 feet, 8 inches on the east.
3312.25, Maneuvering.
To allow maneuvering from parking space 15 through a portion of parking space 1.
Proposal: To convert and expand an existing mixed use building with first floor commercial and second floor residential to 100% residential (10 dwelling units).
Applicant(s): Juliet Bullock, Architect
1182 Wyandotte Road
Columbus, Ohio 43212
Attorney/Agent: None
Property Owner(s): MRS Rental Properties X, L.L.C.; c/o Mark Sheehan
9238 Deerpath Court
Powell, Ohio 43065
Planner: Phil B. Bennetch, (614) 645-0078; PBBennetch@Columbus.gov

- 03. 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; PBBennetch@Columbus.gov
- 04. Application No.:** [BZA19-088](#)
Location: **6050 DARBY LANE (43229)**, located at the northeast corner of Lynnhurst Road and Darby Lane (010-149267; Northland Community Council).
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable area devoted to a garage from 720 square feet to 920 square feet.
Proposal: To construct a 480 square foot addition to an existing garage.
Applicant(s): Dennis & Jessica Sullivan
6050 Darby Lane
Columbus, Ohio 43229
Attorney/Agent: None
Property Owner(s): Applicants
Planner: Phil B. Bennetch, (614) 645-0078; PBBennetch@Columbus.gov

05. **Application No.:** [BZA19-089](#)
Location: **770 HAMLET STREET (43215)**, located on the east side of Hamlet Street, approximately 92 feet north of Warren Street (010-036549; Italian Village Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.18(D) Basis of computing area.
To increase the allowable lot coverage from 50% (1980sf) to 56% (2185sf).
3332.38(G), Private garage.
To increase the allowable height of detached garage from 15 feet to 29 feet 6 inches.
Proposal: To construct a new detached garage.
Applicant(s): Owner
Attorney/Agent: Clarence Davis, Jr.
PO Box 30445
Gahanna, Ohio 43230
Property Owner(s): Peter M. Navarro
283 Summit Street
Columbus, Ohio 43215
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
06. **Application No.:** [BZA19-092](#)
Location: **310 WEST 7TH AVENUE (43201)**, located on the north side of West 7th Avenue, approximately 198 feet west of Neil Avenue (010-006922; University Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.26(E), Minimum side yard permitted.
To reduce the minimum required side yard for a detached garage from 3 feet to 0 feet.
Proposal: To construct a new detached garage.
Applicant(s): Owner
Attorney/Agent: David Goldstein, Atty.
511 South High Street, Suite 200
Columbus, Ohio 43215
Property Owner(s): Betsey A. Liska
310 West 7th Avenue
Columbus, Ohio 43201
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

07. **Application No.:** [BZA19-094](#)
Location: **5740 NEWINGTON DRIVE (43026)**, located on the north side of Newington Drive, approximately 310 feet west of Middleby Drive (560-248713; Far West Area Commission).
Existing Zoning: L-SR, Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the required parking setback from 25 feet to 11 feet.
Proposal: To legitimize pavement installed for parking without Zoning Clearance.
Applicant(s): Ronald Scott
5740 Newington Drive
Hilliard, Ohio 43026
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBBennetch@Columbus.gov
08. **Application No.:** [BZA19-095](#)
Location: **686 GRANDVIEW AVENUE (43215)**, located on the east side of Grandview Avenue, approximately 170 feet south of Ridge Street (010-129606; West Scioto Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.13, Driveway.
To reduce the minimum width of a driveway from 20 feet to 18 feet at the Grandview Avenue right-of-way.
3312.25, Maneuvering.
To allow maneuvering areas to access parking and loading spaces to occur across property lines.
Proposal: To construct a building addition onto an auto club facility.
Applicant(s): David W. Holzer
1515 Bethel Road
Columbus, Ohio 43220
Attorney/Agent: Donald T. Plank; Plank Law Firm, LPA
411 East Town Street, 2nd Floor
Columbus, Ohio 43215
Property Owner(s): Ohio Automobile Club
90 East Wilson Bridge Road
Worthington, Ohio 43085
Planner: Phil B. Bennetch, (614) 645-0078; PBBennetch@Columbus.gov

09. **Application No.:** [BZA19-098](#)
Location: **401 EAST SCHREYER PLACE (43214)**, located at the southeast corner of East Schreyer Place and Sharon Avenue (010-097600; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.27 Rear yard.
To decrease the required rear yard area from 25% (3,861sf) to 15% (2,471sf).
Proposal: To construct a rear porch addition.
Applicant(s): Owner
Attorney/Agent: None
Property Owner(s): Joan E. Taylor
401 East Schreyer Place
Columbus, Ohio 43214
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
10. **Application No.:** [BZA19-099](#)
Location: **3477 EAST MAIN STREET (43213)**, located on the southeast corner of East Main Street and Barnett Road (010-087538; Mideast Area Commission).
Existing Zoning: C-4, Residential and M, Manufacturing District
Request: Variance(s) to Section(s):
3312.21(B)(1), Landscaping and screening.
To pave the area and not provide landscaping within the parking setback.
3312.25, Maneuvering.
To allow maneuvering within the right-of-way and within the parking setback.
3372.704(A), Setback requirements.
To increase the building setback along Main Street from 25 feet to 32 feet.
3372.704(B), Setback requirements.
To increase the maximum building setback along Barnett Road from 25 feet to 42 feet.
3372.704(D), Setback requirements.
To reduce the minimum parking setback along Main Street from 25 feet to 0, and along Barnett Road from 5 feet to 0.
3372.705(B), Building design standards.
To reduce the minimum width of the principal building from 60 percent of the lot width to 58 percent.
3372.709(A), Parking and circulation.
To allow parking and circulation aisles between the principal building and the right-of-way.
Proposal: To reconstruct a mixed-use building.
Applicant(s): William Realty Company; c/o William Wirthman, Jr.
3515 East Main Street
Columbus, Ohio 43213
Attorney/Agent: Jeffrey M. Lewis, Atty.
1650 Lake Shore Drive, #150
Columbus, Ohio 43204
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

11. **Application No.:** [BZA19-100](#)
Location: **2716 GROVEPORT ROAD (43207)**, located on the northeast side of Groveport Road, approximately 500 feet north of Wilson Avenue (010-112323; Far South Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3363.24, Building lines in an M-manufacturing district.
To reduce the building setback from 25 feet to 13 feet.
Proposal: To construct an 8' tall fence.
Applicant(s): Pick-n-Pull; c/o Brian McFadden
10850 Gold Center Drive, Suite 325
Rancho Cordova, California 95670
Attorney/Agent: EMH&T; c/o Curtis Prill
5500 New Albany Road
Columbus, Ohio 43054
Property Owner(s): U-Wrench-It Columbus Properties LLC; c/o Kendig Kneen
PO Box 598
Ottumwa, Iowa 52501
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
12. **Application No.:** [BZA19-102](#)
Location: **685 NEIL AVENUE (43215)**, located at the northwest corner of Neil Avenue and West Goodale Street. (010-227935; Harrison West Society).
Existing Zoning: AR-3, Residential. District
Request: Variance(s) to Section(s):
3333.26, Height district.
To increase the allowable height of a building from 118.5 feet to 134 feet.
3333.18, Building lines.
To reduce the building setback along Neil Avenue from 25 feet to 5 feet.
Proposal: To construct a new apartment building.
Applicant(s): Ohio Living, c/o Mark Roberts
1001 Kingsmill Parkway
Columbus, Ohio 43229
Attorney/Agent: JMM Architects, c/o J. Michael Miligan
4685 Larwell Drive
Columbus, Ohio 43220
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

13. **Application No.:** [BZA19-103](#)
Location: **129 EAST LONGVIEW AVENUE (43202)**, located on the south side of East Longview Avenue, approximately 120 feet east of Benford Street (010-021754; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26(E), Minimum side yard permitted.
To reduce the minimum side yard for a detached garage from 3 feet to 1.6 feet.
Proposal: To construct a detached garage.
Applicant(s): Richard S. Bartz
129 East Longview Avenue
Columbus, Ohio 43202
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
14. **Application No.:** [BZA19-104](#)
Location: **337 ISWALD ROAD (43202)**, located between Iswald and East Weber Roads, approximately 50 feet west of Midgard Road (010-037637; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.21(A), Building lines.
To reduce the building setback from 25 feet to 17.2 feet.
3332.26(E), Minimum side yard permitted.
To reduce the minimum side yard for a detached garage from 3 feet to 0 feet.
Proposal: To construct a detached two-car garage.
Applicant(s): Rita M. Atlagovich
337 Iswald Road
Columbus, Ohio 43202
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

15. **Application No.:** [BZA19-106](#)
Location: **1010 WEST 5TH AVENUE (43212)**, located at the northwest corner of Gerrard Avenue and West 5th Avenue (010-061801; 5th by Northwest Area Commission).
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.032, Animal kennel or animal shelter.
To grant a special permit for an outdoor run for the open-air confinement of animals.
Proposal: To construct an outdoor dog run.
Applicant(s): Leana Rocheleau
1010 West 5th Avenue
Columbus, Ohio 43212
Attorney/Agent: Keiser Design Group, Inc.; c/o Joe Pax
800 Cross Pointe Road; Suite M
Gahanna, Ohio 43230
Property Owner(s): Kohr, Royer, Griffith, Inc. & 1020 Fifth II, L.L.C.; c/o Eric Morton
1480 Dublin Road
Columbus, Ohio 43215
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
16. **Application No.:** [BZA19-107](#)
Location: **2108 SOUTH HIGH STREET (43207)**, located on the northeast corner of South High Street and Kingston Avenue (010-104086; Columbus Southside 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 required parking spaces from 142 to 62.
3312.53, Minimum number of loading spaces required.
To reduce the required number of loading spaces from 1 to 0.
Proposal: To convert an existing warehouse into an event space.
Applicant(s): Via Vecchia Winery; c/o Michael Elmer
2050 South High Street
Columbus, Ohio 43207
Attorney/Agent: Triad Architects; c/o Dan Mayer
172 South State Street, Suite 600
Columbus, Ohio 43215
Property Owner(s): KDL Properties LLC; c/o Justin McAllister
2050 South High Street
Columbus, Ohio 43207
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

17. **Application No.:** [BZA19-105](#)
Location: **766 EAST KOSSUTH STREET (43206)**, located on the north side of East Kossuth Street, approximately 20 feet east of Heyl Avenue (010-077509; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum number of required parking spaces.
To reduce the number of required parking spaces from 4 to 2.
3332.26 Minimum side yard permitted.
To reduce the minimum side yard for a two-unit dwelling from 5 feet to 3 feet.
Proposal: To construct a new two-unit dwelling
Applicant(s): Owner
Attorney/Agent: James A. Kirk
1625 Cambridge Boulevard
Columbus, Ohio 43212
Property Owner(s): James M. Stepp
18200 Winchester Road
Ashville, Ohio 43103
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov