

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
NOVEMBER 26, 2019**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, NOVEMBER 26, 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.:** **BZA19-058**  
**Location:** **2701 INDIANOLA AVENUE (43202)**, located at the northwest corner of Indianola Avenue and Cliffside Drive (010-037682; University Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.21, Landscaping and screening.  
To reduce the required parking lot landscape trees from 2 to 0 and eliminate the parking lot screening requirement.  
3312.27, Parking setback line.  
To reduce the parking setback from 10 feet to 0 feet along Indianola Avenue and from 10 feet to 3 feet along Cliffside Drive.  
3312.25, Maneuvering.  
To reduce the requirement maneuvering area from 20 feet to NN feet for the spaces along Indianola.  
3312.49, Minimum number of parking spaces required.  
To reduce the minimum number of additional required parking spaces from 21 to 0 (10 are provided).  
**Proposal:** To change the use of an existing building from retail sales to eating and drinking establishment.  
**Applicant(s):** Cliffside Realty LLC  
2057 Decker court  
Columbus, Ohio 4335  
**Attorney/Agent:** Katarina S. Karac, Atty.  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43035  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

**02. 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.  
3312.49, 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](mailto:JFFreise@Columbus.gov)

**03. Application No.:** [BZA19-086](#)  
**Location:** **2310-2350 REFUGEE ROAD (43207)**, located at the northwest corner of Alum Creek Drive and Refugee Road (010-238695; Columbus Southside Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit and Variance(s) to Section(s):  
3389.07, Impound lot junk yard and salvage yard.  
    To grant a special permit to expand an existing junk and salvage yard.  
3312.21(a), Landscaping and screening  
    To reduce the number of parking lot trees on both lots from 5 to 0.  
3312.43, Required surface for parking.  
    To allow a gravel driveway.  
3312.49, Minimum number of required parking spaces.  
    To reduce the minimum number of required parking spaces at 2350 Refugee Road from 45 to 20.  
3363.19(C), Location requirements.  
    To reduce the separation of a more objectionable use from 600 feet to 400 feet.  
3363.41(b), Storage.  
    To reduce the setback of junk a salvage material from a residential district from 600 feet to 400 feet for 2310 Refugee Road, from 600 feet to 200 feet for 2350 Refugee Road, from 20 feet to 0 feet from lot lines for both parcels, and to provide no screening fence.  
3392.10(b), Performance requirements.  
    To increase the allowable pile height of junk and salvage material from 10 feet to 17 feet on both lots.  
3392.10(g), Performance requirements.  
    To allow gravel driveways and storage areas.  
**Proposal:** To expand an existing auto recycling facility.  
**Applicant(s):** U-Part It LLC c/o Randal Hall  
2181 Alum Creek Drive  
Columbus, Ohio 43207  
**Attorney/Agent:** Smith and Hale LLC c/o Jackson B. Reynolds, III, Atty.  
37 West Broad Street, Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

04. **Application No.:** [BZA19-099](#)  
**Location:** 3477 E MAIN ST (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):  
3312.49(C), Minimum numbers of parking spaces required.  
To reduce the minimum number of required parking spaces from 17 to 11.  
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 41 feet.  
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;  
PBBennetch@Columbus.gov#mailto:PBBennetch@Columbus.gov#

**05. Application No.:** [BZA19-108](#)  
**Location:** **1278 E MAIN ST (43205)**, located at the northeast corner of Linwood Avenue and East Main Street (010-021920; Near East Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances(s) to Section(s):  
3312.49(C), Minimum numbers of parking spaces required.  
To reduce the minimum number of required parking spaces from 12 to 3. (0 existing)  
3321.05(A)(1), Vision clearance.  
To allow the northern 10-foot clear vision triangle to be partially obstructed by a parking space.  
3372.604(B), Setback requirements.  
To reduce the minimum parking setback from 5 feet to 0 feet on Linwood Avenue.  
3372.607(A)(2), Landscaping and screening.  
To provide no wall or landscaped screening along Linwood Avenue.  
**Proposal:** To convert an auto repair garage into a coffee shop.  
**Applicant(s):** Stephanie Hayward  
405 North Front Street  
Columbus, Ohio 43215  
**Attorney/Agent:** None  
**Property Owner(s):** OTE Equities, L.L.C.; c/o Danielle Rohrbach  
8780 Morris Road  
Hilliard, Ohio 43026  
**Planner:** Phil B. Bennetch, (614) 645-0078;  
PBBennetch@Columbus.gov#mailto:PBBennetch@Columbus.gov#

06. **Application No.:** [BZA19-110](#)  
**Location:** 1445 SUMMIT ST (43201), located at the northwest corner of East 8th Avenue and Summit Street (010-244098; University Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.25, Maneuvering.  
To provide maneuvering for parking spaces #6 - #10 through stacked parking spaces #1-#5. (previously approved)  
3312.27(4), Parking setback line.  
To reduce the required parking setback along East 8th Avenue from 10 feet to 1 foot, 2 inches. (previously approved)  
3312.29, Parking space.  
To allow access to parking spaces #6-#10 through stacked parking spaces #1-#5. (previously approved)  
3312.49(C), Minimum numbers of parking spaces required.  
To reduce the minimum number of required additional parking spaces from 7 to 0. (previously approved)  
3363.24(B), Building lines in an M-manufacturing district.  
To reduce the required building setback from 25 feet to 0 feet along East 8th Avenue. (previously approved)  
3312.21(B)(1), Landscaping and screening.  
To eliminate the landscaping within the parking setback along East 8th Avenue.  
3312.21(D)(1), Landscaping and screening.  
To provide no landscaped area and to reduce the height of the screening from 5 feet to 3.5 feet.  
**Proposal:** To reduce the amount of required screening in the parking lot.  
**Applicant(s):** ACUHO-I Management L.L.C.  
1445 Summit Street  
Columbus, Ohio 43221  
**Attorney/Agent:** New Avenue Architects & Engineers; Steven Schwope, R.A.  
4740 Reed Road; Suite 201  
Upper Arlington, Ohio 43220  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 645-0078;  
PBBennetch@Columbus.gov#mailto:PBBennetch@Columbus.gov#

07. **Application No.:** [BZA19-111](#)  
**Location:** **1954 KENTON AVENUE (43205)**, located on the north side of Kenton Avenue, approximately 145 feet east of Nelson Road. (010-122532; Near East Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3363.27(b)(2), Height and area regulations.  
To reduce the distance for a less objectionable use in a Manufacturing District from a Residentially zoned district from 25 feet to 0 feet.  
3363.41(a), Storage.  
To reduce the open storage of materials in an M, Manufacturing District to a Residentially zoned district from 100 feet to 0 feet, from any street right of way line from 30 feet to 0 feet, and from any other lot line from 20 feet to 0 feet.  
**Proposal:** To legitimize a contractory supply storage yard.  
**Applicant(s):** Molly Mount  
2800 North Old State Road  
Delaware, Ohio 43015  
**Attorney/Agent:** Ashley Newnam, Agent  
279 Westview Avenue  
Columbus, Ohio 43214  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
08. **Application No.:** [BZA19-112](#)  
**Location:** **6469 NICHOLAS DRIVE (43235)**, located on the west side of Nicholas Drive, approximately 455 feet south West Dublin Granville Road (610-201960; Northwest Civic Association).  
**Existing Zoning:** M-2, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3367.29(b)(2), Storage.  
To reduce the storage setback from the centerline of a secondary thoroughfare in an M-2, Manufacturing District from 125 feet to 50 feet.  
3367.29(b)(3), Storage.  
To reduce the setback for open storage from a lot line from 25 feet to 0 feet.  
**Proposal:** To legitimize an open storage area that encroaches into the building setback for a landscaping business.  
**Applicant(s):** JP Development & Holdings Ltd.  
2721 West Dublin-Granville Road  
Columbus, Ohio 43235  
**Attorney/Agent:** Jackson B. Reynolds, III, Atty.  
37 West Broad Street, Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

09. **Application No.:** [BZA19-114](#)  
**Location:** **4825 KNIGHTSBRIDGE BOULEVARD (43214)**, located on the north side of Knightsbridge Boulevard, approximately 390 feet east of Jasonway Avenue (010-203099; Northwest Civic Association).  
**Existing Zoning:** C-2, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.27(4), Parking setback line.  
To reduce the parking setback line from 10 feet to 0 feet.  
3312.21(A,D), Landscaping and screening.  
To provide no parking lot trees or headlight screening.  
**Proposal:** To legitimize a reconfigured parking lot.  
**Applicant(s):** LGB, Knightsbridge, Ltd.  
4825 Knightsbridge Boulevard  
Columbus, Ohio 43214  
**Attorney/Agent:** Michael Shannon, Atty.  
8000 Walton Parkway, Ste. 260  
New Albany, Ohio 43054  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
10. **Application No.:** [BZA19-116](#)  
**Location:** **408 EAST SYCAMORE STREET (43206)**, located at the northwest corner of East Sycamore and South Ninth Street (010-022705; Columbus South Side Area Commission).  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(G), Private garage.  
To increase the height of a private garage from 15 feet to 25 feet.  
3312.29, Parking space.  
To allow stacked parking in the rear yard.  
**Proposal:** To construct a detached garage and add a parking pad.  
**Applicant(s):** 408 Columbus, LLC  
408 East Sycamore Street  
Columbus, Ohio 43206  
**Attorney/Agent:** Sean Mentel, Atty.  
100 South Fourth Street, Ste. 100  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)



11. **Application No.:** [BZA19-119](#)  
**Location:** **1205 HAMLET STREET (43201)**, located on the west side of Hamlet Street, approximately 165 feet north of West Fifth Avenue (010-002167; University Area Commission).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.15, R-4 area district requirements.  
    To reduce the lot area for a two story two-unit dwelling from 6,000 square feet to 3,973 square feet.  
3332.19, Fronting.  
    To allow a dwelling to not front upon a public street.  
3332.26, Minimum side yard permitted.  
    To reduce the minimum side yard from 5 feet to 3 feet.  
3325.805, Maximum Floor Area Ratio (FAR).  
    To increase the floor area ratio from .40 to .87.  
3325.801, Maximum Lot Coverage.  
    To increase the maximum lot coverage from 25% to 28.9%.  
3332.05, Area district lot width requirements.  
    To reduce the minimum lot width from 50 feet to 31.25 feet.  
3312.25, Maneuvering.  
    To allow maneuvering through stacked parking spaces.  
**Proposal:** To construct a two story, two-unit dwelling on a vacant lot.  
**Applicant(s):** MM Developing, LLC, c/o Michael Mahaney  
1499 Perry Street  
Columbus, Ohio 43201  
**Attorney/Agent:** None  
**Property Owner(s):** Jeff Bernath  
609 Oak Street  
Columbus, Ohio 43215  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov