

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 16, 2019**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, DECEMBER 16, 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.:** **BZA19-116**
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.
3312.27(3), Parking setback line.
 To reduce the parking setback to South 9th Street from 10 feet to 4 inches.
3332.22(C), Building lines on corner lots—Exceptions.
 To reduce the required setback for a detached garage from 20% of the lot width (6.66 feet) to 0 feet.
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

02. Application No.: [BZA19-101](#)
Location: **3103 LAMB AVE (43219)**, located at the southwest corner of Rarig Avenue and Lamb Avenue (010-158319 and 11 others; None).
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variance(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To grant a special permit for an existing junk and salvage yard.
3312.21(B)(1), Landscaping and screening.
To eliminate the landscaping within the parking setback along Lamb Avenue.
3312.21(B)(4), Landscaping and screening.
To eliminate the headlight screening along Lamb Avenue.
3312.25, Maneuvering.
To allow maneuvering for parking spaces to occur between the parking setback and the Lamb Avenue right-of-way.
3312.27(2), Parking setback line.
To reduce the parking setback from 25 feet to 5 feet along Rarig Avenue.
3363.41(b), Storage.
to reduce the 600 ft requirement and to reduce the storage for other property lines from 20 to 13 feet along the west property line.
3392.10(b), Performance requirements.
To increase the material pile height from 10 feet to 30 feet.
3392.12, Prohibited location.
To reduce the separation requirement of a junk and/or salvage operation from 600 feet of a residential zoning district to 580 feet.
Proposal: To allow an expansion of an existing recycling center.
Applicant(s): 3103 Lamb Avenue, L.L.C.; c/o T. Weber
3103 Lamb Avenue
Columbus, Ohio 43219
Attorney/Agent: Jeffrey L. Brown, Attorney
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 03. Application No.:** [BZA19-118](#)
Location: **820 PINE POST LN (43081)**, located at the southwest corner of Pine Post Lane and Suntime Drive (610-217599; Far North Columbus Communities Coalition).
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3321.05(A)(2), Vision clearance.
To allow a fence exceeding two and one-half feet in height to exceed 25 percent opacity when located in a required yard.
Proposal: To legitimize a privacy fence installed in the front building setback.
Applicant(s): Matthew & Anita Schonhiutt
820 Pine Post Lane
Westerville, Ohio 43081
Attorney/Agent: None
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
- 04. Application No.:** [BZA19-121](#)
Location: **1398 N 6TH ST (43201)**, located on the east side of North 6th Street, approximately 100 feet north of East 8th Avenue (010-299495; University Area Commission).
Existing Zoning: R-4, Residential 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 4 to 2.
3325.801, Maximum Lot Coverage.
To increase the lot coverage of a building from 25 percent to 45 percent.
3325.803(A), Building Lines.
To reduce the minimum building setback from 20 feet 5 inches to 12 feet.
3325.805, Maximum Floor Area Ratio (FAR).
To increase the maximum floor area ratio from 0.40 to 0.96.
3332.26(C)(3), Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 3 feet.
Proposal: To construct a two-unit dwelling.
Applicant(s): John F. Gifford
1299 Summit Street
Columbus, Ohio 43201
Attorney/Agent: None
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 05. Application No.:** [BZA19-122](#)
Location: **1280 LONDON-GROVEPORT ROAD (43137)**, located on the north side of London-Groveport Road, approximately 865 feet east of Lockbourne Road. (495-232636; Far South Columbus Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the storage setback to the right of way from 30 feet to 10 and to the interior lot
Line from 20 feet to 10 feet.
Proposal: The applicant proposes the construction of a 1,059,730 square foot warehouse.
Applicant(s): The Hub XO, LLC, c/o Gretchen Kendrick
2100 Ross Avenue, Ste. 895
Dallas, Texas 75201
Attorney/Agent: Kimley-Horn, c/o Justin Muller, PE
2400 Corporate Exchange Drive, Ste. 120
Columbus, Ohio 43231
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 06. Application No.:** [BZA19-123](#)
Location: **158 E. 2ND AVE. (43201)**, located on the north side of East 2nd Avenue, approximately 40 feet east of Beacon Alley (010-019969; Italian Village Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.25(B), Maximum side yards required.
To reduce the required maximum side yards from 7.8 feet to 4.5 feet.
3332.26(C), Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 1.5 feet (on the west side).
Proposal: Expansion of the existing single-unit dwelling.
Applicant(s): David & Leonore Paragas
7207 Ashcombe Drive
New Albany, OH 43054
Attorney/Agent: Eric D. Martineau
3006 North High Street, Suite 1A
Columbus, OH 43202
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

- 07. Application No.:** [BZA19-125](#)
Location: **184 E. 1ST AVE. (43201)**, located on the north side of East 1st Avenue, approximately 40 feet west of Back Alley (010-025949; Italian Village Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3333.21, Building lines.
To reduce the required building setback from 10 feet to 6.25 feet (existing condition.)
3332.26(C)(1), Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 0.8 feet for the dwelling (east) (existing condition).
3332.26(E), Minimum side yard permitted.
To reduce the minimum side yards from 3 feet to 1.29 feet (west) and 1.7 feet (east) for the detached garage.
3332.38(E), Private garage.
To increase the occupiable rear yard from 45% to 70.2%
Proposal: Expansion of the existing single-unit dwelling and raise/rebuild of garage.
Applicant(s): David Cooke
184 East First Avenue
Columbus, OH 43201
Attorney/Agent: Connie J Klema
PO Box 991
Pataskala, OH 43062
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
- 08. Application No.:** [BZA19-127](#)
Location: **4717-4719 LARWELL DR (43220)**, located at the northwest corner of Larwell Drive and West Henderson Road (010-148903; Northwest Civic Association).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.27(2), Parking setback line.
To reduce the parking setback along Henderson Road from 25 feet to 0 feet.
3332.28, Side or rear yard obstruction.
To allow the southern required side yard to be obstructed by a motor vehicle.
Proposal: To legitimize an expanded drive installed without zoning clearance.
Applicant(s): A & A Housing LTD; c/o Alfred Staubus
1015 Kenway Court
Columbus, Ohio 43220
Attorney/Agent: Jeremy Young
41 South High Street, 21st Floor
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

09. **Application No.:** [BZA19-128](#)
Location: **184 WEST FIFTH AVENUE (43201)**, located at the northeast corner of West Fifth Avenue and Highland Street. (010-050462; University Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.21(B,1), Landscaping and screening.
To provide no landscaping between the right of way and the parking setback.
3325.261(B), Landscaping and Screening
To allow a chain-link fence.
3312.11, Drive-up stacking area.
To reduce the required number of stacking spaces from 8 to 4.
3325.281(A), Parking and Circulation.
To allow parking, stacking and circulation aisles are not permitted between a principal building and a street right-of-way line.
3372.607(A), Landscaping and screening.
To provide no parking lot screening.
Proposal: To install a drive-thru window at an existing convenience store.
Applicant(s): Adnan Asif
4105 Williams Road
Groveport, Ohio 43125
Attorney/Agent: Andrew M. Vogel, Architect
6745 Merwin Place
Columbus, Ohio 43235
Property Owner(s): Derar Musa
1251 Worthington Heights
Columbus, Ohio 43235
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

10. **Application No.:** [BZA19-129](#)
- Location:** **907 EAST FIFTH AVENUE (43201)**, located at the southwest corner of East Fifth Avenue and Saint Clair Avenue. (010-007012; Milo-Grogan Area Commission).
- Existing Zoning:** C-4, Commercial District
- Request:** Variance(s) to Section(s):
- 3312.09, Aisle.
To provide no designated aisles within the fenced-in storage area of the site.
 - 3312.25, Maneuvering.
To allow stacked parking within the fenced-in storage area of the site.
 - 3312.29, Parking space.
To provide no minimum parking space size within the fenced-in storage area of the site.
 - 3312.39, Striping and marking.
To provide no striping or marking of parking spaces within the fenced-in storage area of the site.
 - 3312.21(A), Landscaping and screening.
To provide no interior landscaping within the fenced-in storage area of the site.
 - 3372.604(A,B), Setback requirements.
To increase the maximum building setback along West Fifth Avenue from 15 feet to 26 feet 4 inches and to allow a parking lot to be located between the right of way and principal building.
 - 3372.605(D), Building design standards.
To reduce the amount of glass on the primary building frontage between two and ten feet from 60% to 46%.
 - 3325.261(B), Landscaping and Screening.
To allow a chain-link fence.
- Proposal:** To construct a 2,472 square foot storage room to an existing body shop and to legitimize existing site conditions.
- Applicant(s):** KeensTool, Inc., c/o Dave Keen
907 East Fifth Avenue
Columbus, Ohio 43201
- Attorney/Agent:** Dennis Meacham, Architect
763 Glenview Drive
Howard, Ohio 43028
- Property Owner(s):** Applicant
- Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

11. **Application No.:** [BZA19-131](#)
Location: **2610 JOHNSTOWN ROAD (43219)**, located at the northeast corner of Johnstown Road and North Cassady Avenue. (010-212211; No Area Commission).
Existing Zoning: L-C-4, Commercial District
Request: Special Permit(s) to Section(s):
3389.131, Temporary parking lot.
To grant a Special Permit temporary parking lot for a period not to exceed two years.
Proposal: To allow a temporary gravel parking lot to be used as overflow parking for a use located to the west across North Cassady Avenue.
Applicant(s): Strategic Property Concepts 3, LLC
170 North Sunbury Road
Westerville, Ohio 43081
Attorney/Agent: Smith & Hale, LLC, c/o Jeffrey L. Brown, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215
Property Owner(s): Wango Investments
10 North High Street
Columbus, Ohio 43215
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
12. **Application No.:** [BZA19-132](#)
Location: **1227 N. HIGH ST. (43201)**, located on the west side of North High Street, 75 feet north of West Fifth Street (010-007576; University Area Commission).
Existing Zoning: C-4, Commercial 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 for a patio from 10 to 0.
Proposal: To legitimize a restaurant patio addition.
Applicant(s): Condado Tacos
34 West Gay Street
Columbus, OH 43215
Attorney/Agent: Jeffrey L. Brown
37 West Broad Street, Suite 460
Columbus, OH 43215
Property Owner(s): Stickmen Properties Ltd.
22 East Gay Street, Suite 800
Columbus, OH 43215
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

13. **Application No.:** [BZA19-133](#)
Location: **619 STANLEY AVE (43206)**, located at the southeast corner of Stanley Avenue and Ann Street (010-039314; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential 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 4 to 2.
3321.05(B)(2), Vision Clearance.
To reduce the vision clearance triangle area for street intersections from 30 feet to 16.5 feet.
3332.26(C)(3), Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 3 feet.
Proposal: To construct a two-unit dwelling.
Applicant(s): Equity Trust Company Custodian FBO Brian Knoppe IRA
PO Box 732
Worthington, Ohio 43085
Attorney/Agent: J. Alex Kirk
1625 Cambridge Boulevard
Columbus, Ohio 43212
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov