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.

<table>
<thead>
<tr>
<th>Application No.:</th>
<th>BZA19-116</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>408 EAST SYCAMORE STREET (43206), located at the northwest corner of East Sycamore and South Ninth Street (010-022705; Columbus South Side Area Commission).</td>
</tr>
<tr>
<td>Existing Zoning:</td>
<td>R-2F, Residential District</td>
</tr>
<tr>
<td>Request:</td>
<td>Variance(s) to Section(s):</td>
</tr>
<tr>
<td></td>
<td>3332.38(G), Private garage.</td>
</tr>
<tr>
<td></td>
<td>To increase the height of a private garage from 15 feet to 25 feet.</td>
</tr>
<tr>
<td></td>
<td>3312.29, Parking space.</td>
</tr>
<tr>
<td></td>
<td>To allow stacked parking in the rear yard.</td>
</tr>
<tr>
<td></td>
<td>3312.27(3), Parking setback line.</td>
</tr>
<tr>
<td></td>
<td>To reduce the parking setback to South 9th Street from 10 feet to 4 inches.</td>
</tr>
<tr>
<td></td>
<td>3332.22(C), Building lines on corner lots—Exceptions.</td>
</tr>
<tr>
<td></td>
<td>To reduce the required setback for a detached garage from 20% of the lot width (6.66 feet) to 0 feet.</td>
</tr>
<tr>
<td>Proposal:</td>
<td>To construct a detached garage and add a parking pad.</td>
</tr>
<tr>
<td>Applicant(s):</td>
<td>408 Columbus, LLC</td>
</tr>
<tr>
<td></td>
<td>408 East Sycamore Street</td>
</tr>
<tr>
<td></td>
<td>Columbus, Ohio 43206</td>
</tr>
<tr>
<td>Attorney/Agent:</td>
<td>Sean Mentel, Atty.</td>
</tr>
<tr>
<td></td>
<td>100 South Fourth Street, Ste. 100</td>
</tr>
<tr>
<td></td>
<td>Columbus, Ohio  43215</td>
</tr>
<tr>
<td>Property Owner(s):</td>
<td>Applicant</td>
</tr>
<tr>
<td>Planner:</td>
<td>Jamie Freise, (614) 645-6350; <a href="mailto:JFFreise@Columbus.gov">JFFreise@Columbus.gov</a></td>
</tr>
</tbody>
</table>
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 Suntree 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 Staubs  
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
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
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

**Property Owner(s):** Wango Investments  
10 North High Street  
Columbus, Ohio 43215

**Attorney/Agent:** Smith & Hale, LLC, c/o Jeffrey L. Brown, Atty.  
37 West Broad Street, Ste. 460  
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

**Property Owner(s):** Stickmen Properties Ltd.  
22 East Gay Street, Suite 800  
Columbus, OH 43215

**Attorney/Agent:** Jeffrey L. Brown  
37 West Broad Street, Suite 460  
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