

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 28, 2020**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **JANUARY 28, 2020** 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.:** **BZA19-122**
Location: **1280 LONDON-GROVEPORT RD. (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):
3363.41(a), Storage.
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.
3312.27(2), Parking setback line.
To reduce the parking setback line from 25 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

- 02. Application No.:** **BZA19-126**
Location: **3627 ROCHFORD BRIDGE DR. (43221)**, located at the southeast corner of Rochford Bridge Drive and dunlavin Glen Road (560-173877; West Scioto Area Commission).
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3321.05(A)(2), Vision clearance for Driveways
To allow a fence exceeding two and one-half feet in height to exceed 25 percent opacity when located in a required yard.
3312.27, Parking Setback
To reduce the parking setback from 25 feet to 5 feet.
3321.05(B)(2) Vision Clearance at Intersections
To allow a parking space to encroach into the 30' x 30' clear vision triangle.
Proposal: To legitimize a privacy fence and parking pad.
Applicant(s): James L. and Vicki L. Thornburg
3627 Rochford Bridge Drive
Columbus, Ohio 43221
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 03. Application No.:** **BZA19-133**
Location: **619 STANLEY AVE. (A.K.A. 944-946 ANN ST.) (43206)**, located at the southeast corner of Stanley Ave. and Ann St. (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

- 04. Application No.:** **BZA19-137**
Location: **135 ORCHARD LN. (43214)**, located on the south side of Orchard Lane, approximately 100 feet east of Milton Ave (010-055154; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3312.13(A), Driveway.
To reduce the minimum width of a driveway from 10 feet to 4.17 feet.
3332.26(E), Minimum side yard permitted.
To reduce the minimum side yard for a detached garage from 3 feet to 1 foot.
3332.38(G), Private garage.
To increase the allowable height of a detached garage from 15 feet to 20 feet.
Proposal: To raise and rebuild a detached garage.
Applicant(s): Douglas Rubel
135 Orchard Lane
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
- 05. Application No.:** **BZA19-138**
Location: **760 MCALLISTER AVE. (43205)**, located at the northeast corner of McAllister Avenue and Monroe Avenue (010-030734; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential District
Request: Variance(s) to Section(s):
3333.19(a)(1), Building lines on corner lots; exceptions.
To reduce the minimum building line from 8 feet to 5.75 feet.
3333.24, Rear yard.
To reduce the required rear yard from 25% of the total lot area to 20%.
Proposal: To construct a single-unit dwelling with an attached garage.
Applicant(s): MD Developers LLC (Mike Lupia)
PO Box 10069
Columbus, Ohio 43201
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

- 06. Application No.:** **BZA19-141**
Location: **1475 STIMMEL RD. (43223)**, located at the southeast corner of Stimmel Road and Brown Road (570-129649; Southwest Area Commission).
Existing Zoning: AR-LD, Apartment Residential District
Request: Variance(s) to Section(s):
3333.11, ARLD area district requirements.
To reduce the lot area for the northern parcel from 2500 square feet per unit to 2218 square feet per unit.
3333.255, Perimeter yard.
To reduce the perimeter yard along the newly created property line from 25 feet to 1.5 feet for the north parcel and to 7.3 feet for the south parcel.
3312.21(B,3), Landscaping and screening.
To provide no parking lot screening along the newly created property line.
3312.25, Maneuvering
To allow maneuvering over parcel lines.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces on the south parcel from 264 to 239.
Proposal: A lot split for an existing apartment complex resulting in two parcels.
Applicant(s): Franklin Manor Associates, c/o Catalyst Communities, LLC
429 4th Av., Ste. 2010
Pittsburgh, Pennsylvania 15219
Attorney/Agent: Moody Engineering, c/o Mark Larrimer, PE
300 Spruce St., Ste. 200
Columbus, Oh 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 07. Application No.:** **BZA19-149**
Location: **415 E 18th AVE. (43201)**, located on the south side of E 18th Ave., approximately 350 feet east of N Fourth St. (010-053210; 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 5,600 square feet.
3332.26, Minimum side yards permitted.
To reduce the minimum side yard from 5 feet to 4 feet.
3325.805, Maximum Floor Area Ratio
To increase the FAR from 0.40 to 0.77.
3325.801, Maximum Lot Coverage
To increase the maximum lot coverage from 25% to 25.7%.
Proposal: To construct 2 two-unit dwellings on abutting lots.
Applicant(s): MMDeveloping, LLC, c/o Michael Mahaney
1499 Perry St.
Columbus, Ohio 43201
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

08. Application No.: **BZA18-164**
Location: **3120 OLENTANGY RIVER RD. (43202)**, located on the east side of Olentangy River Road, approximately 125 feet north of Riverview Drive (010-117395; None).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required
To reduce the required number of additional parking spaces from 12 to 0 (36 required, 24 provided).
Proposal: The applicant proposes an outdoor patio as an accessory use to an existing restaurant and to legitimize a new use, an auto sales business.
Applicant(s): Hasani Auto Motors, LLC
3120 Olentangy River Road
Columbus, Ohio 43202
Attorney/Agent: Plan 4 Land, LLC, c/o Joe Clase
10 West North Street, PO Box 215
Ostrander, Ohio 43601
Property Owner(s): Bashar & Maha Abou-Rass
5105 Provincial Drive
Bloomfield Hills, Michigan 48302
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov