

# RESULTS AGENDA

**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 **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.: BZA19-122 \*\*APPROVED\*\***  
**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 feet 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 \*\*APPROVED 3321.05(A)(2); DISAPPROVED 3312.27 & 3321.05(B)(2)\*\***  
**Location:** **3627 ROCHFORD BRIDGE DR. (43221)**, located at the southeast corner of Rochfort 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 Rochfort 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 \*\*APPROVED\*\***  
**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 \*\*TABLED\*\***
- 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](mailto:MJMaret@Columbus.gov)
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- 05. Application No.:** **BZA19-138 \*\*APPROVED\*\***
- 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](mailto:MJMaret@Columbus.gov)

- 06. Application No.:** **BZA19-141 \*\*APPROVED\*\***
- 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](mailto:JFFreise@Columbus.gov)
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- 07. Application No.:** **BZA19-149 \*\*APPROVED\*\***
- 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](mailto:JFFreise@Columbus.gov)

**08. Application No.:** **BZA18-164 \*\*TABLED\*\***  
**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