

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 25, 2020**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **FEBRUARY 25, 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.:** **BZA19-130**
Location: **3871 STELZER RD. (43219)**, located at the northwest corner of Easton Way and North Stelzer Road (010-015156; Northeast Area Commission).
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3309.14(A), Height Districts
To increase the allowable height of all buildings from 60 feet to 200 feet.
Proposal: To allow buildings up to 200 feet tall on the site.
Applicant(s): Easton Town Center LLC
4016 Townsfair Way #201
Columbus, OH 43219
Attorney/Agent: Jeffrey L. Brown
37 West Broad Street, Suite 460
Columbus, OH 43215
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

- 02. Application No.:** [BZA19-137](#)
Location: **135 ORCHARD LN. (43214)**, located on the south side of Orchard Lane, approximately 100 feet east of Milton Avenue (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
- 03. Application No.:** [BZA19-139](#)
Location: **749 E SHELDON AVE. (43207)**, located at the terminus of Sheldon Avenue, approximately 345 feet east of South 19th Street (010-050688; Columbus Southside Area Commission).
Existing Zoning: M, Manufacturing District
Request: Special Permit and Variance(s) to Section(s):
3389.12, Portable building.
To allow a Special Permit for a portable building.
3389.131, Temporary parking lot.
To permit the utilization of undeveloped land for a temporary parking lot.
3321.01(A), Dumpster area.
To not enclose a dumpster.
3363.24, Building lines in an M-manufacturing district.
To reduce the building line from 25 feet to 0 feet for an 8 foot privacy fence.
Proposal: To grant Special Permits for two portable buildings and a temporary parking lot and variances to reduce the building setback for an 8 foot privacy fence and to not screen a dumpster.
Applicant(s): Kokosing Construction Company, c/o Steve Marincic
6235 Westerville Rd
Westerville, Ohio 43081
Attorney/Agent: None
Property Owner(s): Upgrade Equity, LLC.
711 Southwood Av
Columbus, Ohio 43207
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 04. Application No.:** [BZA19-140](#)
Location: **4147 TOWNCRIER PL. (43230)**, located at the southwest corner of Towncrier Place and Broadview Road (600-177454; Northland Community Council).
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): Andrew Chapella
4147 Towncrier Place
Columbus, Ohio 43230
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
- 05. 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 0 feet for the north parcel and to 0 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.
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 3.6 feet.
3333.18, Building lines.
To reduce the building line from 25 feet to 13 feet.
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

- 06. Application No.:** [BZA19-142](#)
Location: **975 LAMBETH DR. (43220)**, located at the southeast corner of Lambeth Dr. and Shatuck Ave. (010-123703).
Existing Zoning: SR, Suburban Residential District
Request: Varaince(s) to Section(s):
3312.13(A), Driveway.
To increase the maximum width of a driveway from 20 feet to 37 feet.
3312.27. Parking setback.
To reduce the parking setback line from 25 feet to 0 feet.
Proposal: To legitimize a driveway expansion.
Applicant(s): Joseph E. Quinchett
975 Lambeth Dr.
Columbus, Ohio 43220
Attorney/Agent: Bryan S. Hunt, Atty.
3300 Riverside Dr., Ste. 125
Upper Arlington, Ohio 43221
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 07. Application No.:** [BZA19-144](#)
Location: **1120 AUTO MALL PKWY. (43228)**, located at the southwest corner of Auto Mall Pkwy and Hall Rd (570-297981; Westland Area Commission).
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.131, Temporary parking lot.
To allow a 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 automobile sales located to the east across Auto Mall Parkway.
Applicant(s): 4EACH Properties, LLC
5726 Dixie Highway
Fairfield, Ohio 45014
Attorney/Agent: Bryant Builders LLC, c/o Mike Leach
517 Windsor Park Drive
Centerville, Ohio 45459
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

- 08. Application No.:** [BZA19-148](#)
Location: **90 DELRAY RD. (43207)**, located at the northwest corner of Delray Road and South 4th Street (010-113492; Far South Columbus Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.22(c)(1), Building lines on corner lots—Exceptions.
To reduce the required setback for the existing garage from 16.4 feet to 10± feet.
3332.37, Home occupation.
To allow a home occupation above the garage rather than in the principal residence.
3332.38(G), Private garage.
To increase the allowable height of a detached garage from 15 feet to 19 feet.
Proposal: To increase the garage height for storage and office space.
Applicant(s): Robert Blair
90 Delray Road
Columbus, Ohio 43207
Attorney/Agent: Applicant
Property Owner(s): Jacqueline Brumfield
109 Hartley Road
Wheelersburg, Ohio 45694
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
- 09. Application No.:** [BZA19-152](#)
Location: **543 E. 5TH AVE. (43201)**, located at the southwest corner of Cleveland Avenue and West 5th Avenue (010-298110; Milo-Grogan Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.21(A), Landscaping and screening.
To reduce the required number of interior parking lot trees from 14 to 0.
3372.607(A)(1 & 2), Landscaping and screening.
To not provide a masonry wall or metal tube or solid metal bar fence along both the Cleveland Avenue or the East 5th Avenue street frontages.
Proposal: To develop a parking lot.
Applicant(s): 5th Cleveland, L.L.C.; c/o Dave Perry
411 East Town Street; 1st Floor
Columbus, Ohio 43215
Attorney/Agent: Plank Law Firm; c/o Donald Plank
411 East Town Street; 2nd Floor
Columbus, Ohio 43215
Property Owner(s): 5th Cleveland; c/o Joel Yakovac
Colliers International; Two Miranova Place; Suite 900
Columbus, Ohio 43215
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

10. **Application No.:** [BZA19-153](#)
Location: **1325 YOLANDA DR. (43207)**, located on the south side of Yolanda Dr., approximately 98 feet west of Edsel Ave. (010-128845; Far South Columbus Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the combined side yards from 10 feet to 6.1 feet.
3332.26, Minimum side yards permitted.
To reduce the minimum side yard from 5 feet to .5 feet.
Proposal: To construct an attached garage in the side yard.
Applicant(s): Akhil Patel
6516 Ballantrae Pl.
Dublin, Ohio 43016
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
11. **Application No.:** [BZA19-136](#)
Location: **1026 REINHARD AVE. (43206)**, located on the north side of Reinhard Avenue, approximately 60 feet east of Oakwood Avenue (010-030803; Columbus Southside 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 6 to 3.
3332.05(A)(4), Area district lot width requirements.
To reduce the minimum lot width from 50 feet to 31 feet 4 inches.
3332.15, R-4 area district requirements.
To reduce the lot area for a three-unit dwelling from 2,500 square feet per dwelling unit to 986 square feet per dwelling unit.
3332.26(C)(3), Minimum side yard permitted.
To reduce the minimum side yard permitted from 5 feet to 3 feet.
Proposal: To construct a three-unit dwelling.
Applicant(s): Alex Yadegari
152 West Como Avenue
Columbus, Ohio 43202
Attorney/Agent: J. Alex Kirk
1625 Cambridge Boulevard
Columbus, Ohio 43212
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov