

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MAY 26, 2020**

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.

The Board of Zoning Adjustment will hold a virtual public hearing (due to Covid-19), via WebEx, on **TUESDAY, May 26th, 2020 at 4:30 p.m.**

To join the meeting send an email to the case manager listed at least one day before the meeting for an invitation link. You can also monitor the hearing through the City of Columbus YouTube channel at <http://www.youtube.com/cityofcolumbus>. 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 614-645-4522.

SPECIAL NOTE TO APPLICANT: YOU OR YOUR REPRESENTATIVE MUST ATTEND THIS MEETING. It is the rule of the Commission to withdraw an application when a representative is not present.

SIGN LANGUAGE INTERPRETER: A Sign Language Interpreter, to “Sign” this meeting, will be made available for anyone with a need for this service, provided the Department of Building & Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 614-645-6373 or TDD 614-645-3293.

- 01. Application No.:** [BZA18-035](#)
Location: **4240 TRURO STATION RD. (43232)**, located at the northwest corner of Truro Station Road and South Hamilton Road (010-109361; Mideast Area Community Colaborative).
Existing Zoning: M, Manufacturing District
Request: Special Permit and Variance(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To grant a Special Permit for a salvage yard
3389.12, Portable building.
To grant a Special Permit for a portable building.
3363.41(b), Storage.
To not provide a tight unpierced fence not less than six feet in height or green belt planting strip not less than 20 feet in width and eight feet in height.
3392.10, Performance requirements.
To eliminate the fence requirement, to increase pile height from 10 feet to 20 feet and to allow employee parking on a gravel surface.
3312.21, Landscaping and Screening.
To eliminate interior and perimeter landscaping for parking.
3312.39, Striping and marking.
To allow parking spaces to not be striped or marked.
3312.43, Required surface
To allow gravel surface.
3312.45, Wheel stop devices
To not provide wheel stop devices for parking spaces.
Proposal: To allow a concret, dirt and asphalt salvage yard.
Applicant(s): 0000 Truro Station, LLC

Attorney/Agent: 1530 West Church Street
Newark, Ohio 43055
Smith & Hale, LLC, c/o Jeffrey L. Brown, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215

Property Owner(s): Applicant

Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

02. Application No.: [BZA18-036](#)

Location: **4147 TRURO STATION RD. (43232)**, located at the terminus of Truro Station Road, approximately 1000 feet west of South Hamilton Road (010-013583; Mideast Area Community Colaborative).

Existing Zoning: M, Manufacturing District

Request: Special Permit and Variance(s) to Section(s):

- 3389.07, Impound lot, junk yard or salvage yard.
To grant a Special Permit for a salvage yard
- 3389.12, Portable building.
To grant a Special Permit for a portable building.
- 3363.41(b), Storage.
To reduce the required separation distance of a salvage yard to a residentially zoned district from 600 feet to 359 feet and to not provide a tight unpierced fence not less than six feet in height or green belt planting strip not less than 20 feet in width and eight feet in height.
- 3392.10, Performance requirements.
To eliminate the fence requirement, to increase pile height from 10 feet to 20 feet and to allow employee parking on a gravel surface.
- 3392.12, Prohibited location.
To reduce the required separation distance of a salvage yard to a residentially zoned district from 600 feet to 359 feet.
- 3312.21, Landscaping and Screening.
To eliminate interior and perimeter landscaping for parking.
- 3312.39, Striping and marking.
To allow parking spaces to not be striped or marked.
- 3312.43, Required surface
To allow gravel surface.
- 3312.45, Wheel stop devices
To not provide wheel stop devices for parking spaces.

Proposal: To allow a concrete and asphalt salvage yard.

Applicant(s): 0000 Truro Station, LLC
1530 West Church Street
Newark, Ohio 43055

Attorney/Agent: Smith & Hale, LLC, c/o Jeffrey L. Brown, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215

Property Owner(s): Applicant

Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 03. Application No.:** [BZA19-150](#)
Location: **3815 LOCKBOURNE INDUSTRIAL PWKY. (43207)**, located on the west side of Lockbourne Industrial Parkway, approximately 620 feet south of Williams Road (510-261443 & 510-238338; Far South Columbus Area Commission).
Existing Zoning: M-1, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.07, Junk or salvage.
To legitimize an Impound lot, junkyard or salvage yard.
3389.12, Portable building.
To legitimize an office trailer.
Proposal: To legitimize an impound lot, junkyard or salvage yard with a portable office trailer.
Applicant(s): Pro Cars 3815 Storage
3815 Lockbourne Industrial Parkway
Columbus, Ohio 43207
Attorney/Agent: Jana Whittredge
PO Box 73
Ashville, Ohio 43103
Property Owner(s): Pro-Tow Inc.
3815 Lockbourne Industrial Parkway
Columbus, Ohio 43207
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
- 04. Application No.:** [BZA19-151](#)
Location: **27 HOFFMAN AVE. (43205)**, located at the southwest corner of East Capital Street and Hoffman Avenue (010-031251; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential District
Request: Variance(s) to Section(s):
3312.49 (C), Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 2 to 1.
3333.23 (C), Minimum side yard permitted.
To reduce the distance of the garage to the interior side lot line from 3 feet to 1 foot.
Proposal: To construct a one-car, detached garage.
Applicant(s): High Horse Property Solutions, c/o Dave Perry
411 East Town Street, Fl. 1
Columbus, Ohio 43215
Attorney/Agent: Plank Law Firm, c/o Donald Plank, Atty.
411 East Town Street, Fl. 2
Columbus, Ohio 43215
Property Owner(s): Jonathan E. Brammer & Sherene E. Uralil, c/o Dave Perry
411 East Town Street, Fl. 1
Columbus, Ohio 43215
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 05. Application No.:** [BZA20-002](#)
Location: **1049 JOYCE AVE. (43219)**, located on the west side of Joyce Avenue, approximately 710 feet north of East 5th Avenue (010-060022; North Central Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 32 to 15.
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 4.5 feet for 5 spaces.
3363.41, Storage.
To not provide a screening fence on the west edge and south property line of the site.
3392.10, Performance requirements.
To reduce the storage setback to any lot line from 20 feet to one foot.
Proposal: To legitimize existing conditions for a junk and salvage yard.
Applicant(s): IH Schlesinger & Sons, Inc.
1041 Joyce Avenue
Columbus, Ohio 43219
Attorney/Agent: Porter Wright, c/o Scott E. North, Atty.
41 South High Street
Columbus, Ohio 43215
Property Owner(s): C&J real Estate and Equipment Investment, LLC
345 Arthur Street
Zanesville, Ohio 43701
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 06. Application No.:** [BZA20-004](#)
Location: **258 E. COMO AVE. (43214)**, located on the north side of East Como Avenue, approximately 70 feet east of Calumet Street (010-008352; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26(E), Minimum side yard permitted.
To reduce the minimum required side yard from 3 feet to 6 inches.
Proposal: To raze and rebuild a detached garage.
Applicant(s): Tyler Bulcher
258 East Como Avenue
Columbus, Ohio 43202
Attorney/Agent: Bernard Scanlon, Architect
1203 Glenn Avenue
Grandview Heights, Ohio 43212
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 07. Application No.:** [BZA20-006](#)
Location: **3632-3640 INDIANOLA AVE. (43214)**, located on the east side of Indianola Avenue, for a distance approximately equal to the distance between Arden Road and Acton Road; roughly 2-3/4 blocks in length (010-071130; Clintonville Area Commission).
Existing Zoning: C-3, Commercial District
Request: Variance(s) to Section(s):
3309.14, Height districts.
To increase the allowable height of buildings from 35 feet to 40 feet.
3372.705 (B), Building design standards.
To permit the width of the principal building along the primary building frontage to be less than the minimum 60% lot width; to be 43% of the lot width.
3355.09 (A) (2), C-3 district setback lines.
To reduce the building setback from 25 feet to 15 feet.
Proposal: To construct commercial buildings and apartments.
Applicant(s): Connie J. Klema, Attorney
P.O. Box 991
Pataskala, Ohio 43062
Attorney/Agent: Connie J. Klema, Atty.
P.O. Box 991
Pataskala, Ohio 43062
Property Owner(s): The Avenue Apartments, L.L.C.
3300 Riverside Drive, Suite 100
Upper Arlington, Ohio 43221
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
- 08. Application No.:** [BZA20-007](#)
Location: **135-137 AVONDALE AVE. (43222)**, located on the west side of Avondale Avenue, approximately 200 feet north of West Town Street (010-006123; Franklinton Area Commission).
Existing Zoning: AR-1, Apartment 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 4.
3332.05(A)(4), Area district lot width requirements.
To reduce the minimum lot width from 50 feet to 40.63 feet.
3332.15, R-4 area district requirements.
To reduce the minimum lot area for four dwellings from 2,500 square feet per dwelling unit to 1,252 square feet.
3332.28, Side or rear yard obstruction.
To allow two wood stoops to obstruct the side yards.
Proposal: To pave the rear yard for parking.
Applicant(s): Wexford Group LLC; c/o Patrick Donley
912 South Pearl Street
Columbus, Ohio 43206
Attorney/Agent: Connie J. Klema, Atty.
PO Box 991
Pataskala, Ohio 43062
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

09. **Application No.:** [BZA20-009](#)
Location: **5065-5081 N. HAMILTON RD. (43230)**, located on the west side of North Hamilton Road, approximately 215 feet north of Broadview Road (600-271982; Northland Community Council).
Existing Zoning: L-C-4, Limited Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 90 to 71.
3312.25, Maneuvering.
To allow maneuvering over parcel lines.
3312.09, Aisle.
To reduce the aisle width for two-way travel from 20 feet to 12 feet.
Proposal: A lot split.
Applicant(s): Christopher M. Krisiewicz, Tr.
844 South Front Street
Columbus, Ohio 43206
Attorney/Agent: Aaron L. Underhill, Atty.
8000 Walton Parkway, Ste. 260
New Albany, Ohio 43054
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
10. **Application No.:** [BZA20-019](#)
Location: **150 E. LAKEVIEW AVE. (43202)**, located on the north side of East Lakeview Avenue, approximately 650 feet west of Calumet Street (010-029612; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.28, Side or rear yard obstruction.
To allow a driveway and parking in the required side yard.
Proposal: To maintain the existing driveway for parking in the side yard.
Applicant(s): Wesley Studebaker
150 East Lakeview Avenue
Columbus, Ohio 43202
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

11. **Application No.:** [BZA20-020](#)
Location: **985 W. 6TH AVE. (43212)**, located on the south side of West 6th Avenue, approximately 70 feet east of Gerrard Avenue (010-061636; 5th by Northwest Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 23 to 0.
3363.19(C), Location requirements.
To reduce the distance of a More Objectionable Use to a residential district from 600 feet to 125 feet.
Proposal: To establish an eating and drinking establishment within an existing rum distillery.
Applicant(s): Echo Spirits, c/o Nikil Sharoff
985 West 6th Avenue
Columbus, Ohio 43212
Attorney/Agent: Ryan Schick, Atty.
250 East Broad Street, Ste. 200
Columbus, Ohio 43215
Property Owner(s): Donald F. Blazer
171 West Dunedin Road
Columbus, Ohio 43214
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
12. **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 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

13. **Application No.:** [BZA19-030](#)
Location: **3400 N. HIGH ST. (43202)**, located at the southeast corner of North High Street and East North Broadway (010-021499, 010-041528 and 010-057664; Clintonville 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 from 55 to 22.
Proposal: To convert the first floor from office to restaurant and to construct a patio.
Applicant(s): North Broadway High Professional Building LLC
3400 North High Street, #400
Columbus, Ohio 43202
Attorney/Agent: Fasten Design LLC, c/o Tim Kaskewsky
935 Timberman Road
Columbus, Ohio 43212
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov