

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 23, 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, JUNE 23th, 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.:** [BZA20-005](#)
Location: **2929 14TH AVE. (43219)**, located on the south side of 14th Avenue, approximately 600 feet east of North Cassady Avenue (010-015329; East Columbus Civic Association).
Existing Zoning: M-1, Manufacturing District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback from 25 feet to 20 feet.
3365.21(b)(1), Area regulations.
To reduce the building setback from 125 feet to 60 feet.
3365.21(b)(2), Side yards.
To reduce the side yard setback from 25 feet to 10 feet.
3365.35(a), Storage.
To reduce the open storage setback from 100 feet to 25 feet from residential lot lines and from 25 feet to 10 feet from all other lot lines.
Proposal: To legitimize existing conditions for a construction supply company and accommodate for future development.
Applicant(s): Kathi Carroll
1502 East Main Street
Ottumwa, Iowa 52501
Attorney/Agent: EMH&T; c/o Curtis Prill
5500 New Albany Road
Columbus, Ohio 43054
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

02. Application No.: [BZA20-008](#)
Location: **1097 CLEVELAND AVE. (43201)**, located at the northwest corner of East 5th Avenue and Cleveland Avenue (010-038183 & 010-056875; Milo-Grogan Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variances(s) to Section(s):
3372.604 (A), Setback requirements.
To provide a setback in excess of 10 feet from Cleveland Avenue, commencing at 52 feet, 5 inches from the corner of Cleveland Avenue and East 5th Avenue, measured along the existing right-of-way, with a setback there of 10 feet, 1 inch and gradually increasing until concluding at 97 feet, 4 inches from the corner of Cleveland Avenue and East 5th Avenue, measured along the existing right-of-way, with a setback there of 33 feet.
3372.605 (B) & (D), Building design standards.
B. To allow the building to occupy an 18% width along the eastern primary frontage (Cleveland Avenue) where a minimum of 60% width of the primary frontages along the eastern property boundary is required. (A 41% reduction.)
D. To provide 81 square feet of transparent glazing and 526 square feet of semi-transparent glazing where 398 square feet of transparent glazing is required on the Cleveland Avenue elevation. (A reduction of 317 square feet of transparent glazing and 0 square feet of total glazing.)
To provide 550 square feet of semi-transparent glazing where 372 square feet of transparent glazing is required on the 5th Avenue elevation. (A reduction of 372 square feet of transparent glazing and 0 square feet of total glazing.)
To provide 10 square feet of semi-transparent glazing where 10 feet of transparent glazing is required on the Americus Alley elevation. (A reduction of 10 feet of transparent glazing and 0 feet of total glazing.)
3372.609 (A), Parking and circulation.
To allow parking and circulation between principal building and a street right-of-way.
Proposal: To construct an auto parts store.
Applicant(s): Advance Auto Parts; c/o Frank Domurat
5008 Airport Road
Roanoke, Virginia 24012
Attorney/Agent: James V. Maniace, Attorney
65 East State Street, Suite 1000
Columbus, Ohio 43215
Property Owner(s): Triple R Associates, Ltd.; c/o Florida Equities, L.L.C.
6300 NE 1st Avenue, Suite 300
Fort Lauderdale, Florida 33334
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 03. Application No.:** [BZA20-015](#)
- Location:** **7000 N. HAMILTON RD. (43081)**, located on the west side of North Hamilton Road, approximately 220 feet north of Central College Road (010-296096; None).
- Existing Zoning:** NC, Neighborhood Center and NG, Neighborhood General District
- Request:** Variance(s) to Section(s):
- 3320.15(B)(8), Thoroughfares.
To not provide a vehicular connection to Upper Albany Crossing Drive.
- 3320.19(B)(3), Private buildings.
To increase the maximum lot width from 170 feet to 1608 feet.
- 3320.19(B)(4), Private buildings.
To not place four buildings parallel to the Hamilton Road frontage line.
- 3320.19(B)(5), Private buildings.
To increase the maximum building setback along the Hamilton Road frontage from 12 feet to 150 feet.
- 3320.19(B)(5), Private buildings.
To reduce the minimum percentage of frontage build-out from 50% to 41% along Hamilton Road.
- Proposal:** To construct a 280-unit residential development.
- Applicant(s):** Metro Development; c/o Joe Thomas, Jr.
470 Old Worthington Road, Ste. 100
Westerville, Ohio 43082
- Attorney/Agent:** EMH&T; c/o Jeffrey A. Strung
5500 New Albany Road
Columbus, Ohio 43054
- Property Owner(s):** Homewood Corporation; c/o Jim Lipnos
2700 East Dublin-Granville Road, Ste. 460
Columbus, Ohio 43231
- Planner:** Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
- 04. Application No.:** [BZA20-016](#)
- Location:** **1811 E. LAKEVIEW AVE. (43224)**, located on the south side of Lakeview Avenue, approximately 200 feet east of Cleveland Avenue (010-072905; North Linden Area Commission).
- Existing Zoning:** R-4, Residential District
- Request:** Variance(s) to Section(s):
- 3332.05, Area district lot width requirements.
To reduce the minimum lot width from 50 feet to 34 feet for lot A.
- 3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 4 feet for lot B.
- 3332.25, Maximum side yards required.
To reduce the maximum (total) side yards from 10 feet to 8 feet for lot B.
- Proposal:** A lot split resulting in the construction of a single-unit dwelling.
- Applicant(s):** Rebecca Dixon-Davis
1811 East Lakeview Avenue
Columbus, Ohio 43224
- Attorney/Agent:** Maple Craft, LLC, c/o Shelley England, Contractor
5863 C Zarley Street
New Albany, Ohio 43054
- Property Owner(s):** Applicant
- Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

05. Application No.: [BZA20-017](#)
Location: **1776 DREW AVE. (43221)**, located on the north side of Drew Avenue at the terminus of Reed Road (590-126669; Northwest Civic Association).
Existing Zoning: I, Institutional District
Request: Variances(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 327 to 256 (71 spaces). Note: 32 parking spaces will be provided on the proposed parcel to be split off under the same ownership. Actual parking available is 288 spaces.
3312.21 (A & D), Landscaping and screening.
(A) To reduce the required number of shade trees from 26 to 12.
(D) To not provide parking lot screening along the Drew Avenue right-of-way to 3 feet in height and 75% opacity or screening from residential districts within 80 feet to 5 feet in height.
3321.01, Dumpster area.
To provide dumpster screening on 3 sides of the dumpster instead of all sides (existing condition).
3349.03, Permitted use.
To reduce the required density per dwelling unit from 2,500 square feet to 2,160 square feet.
3312.25, Maneuvering.
To allow the northern parking area to be split by a parcel line, therefore requiring vehicles to maneuver over the parcel line, thereby not providing the 20 feet of maneuvering on each respective parcel.
3312.09, Aisle.
To allow the drive aisle to be split by a parcel line at the northern portion of the site.
3312.03, Administrative parking requirements.
To allow a portion of the parking to be located off-site, on the split-off parcel.
Proposal: To create a lot split.
Applicant(s): Seton Square, Inc.; c/o M.C. Canterbury
985 North High Street; Suite 200
Columbus, Ohio 43201
Attorney/Agent: Jon Stevenson, Attorney
100 South 4th Street; Suite 100
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

06. **Application No.:** [BZA20-027](#)
Location: **2469 KIMBERLY PKWY. E. (43232)**, located at the terminus of Kimberly Parkway East and Macsway Avenue (010-190007; Mideast 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 additional parking spaces from 9 to 0 (186 existing).
Proposal: To convert an apartment complex common area to add 8 units for a total of 130 units.
Applicant(s): 2469 Kimberly Parkway LLC; c/o Donald A. DiRenzo
410 Jericho Turnpike
Jericho, New York 11753
Attorney/Agent: PRIME Construction Management and Survey, Inc.; c/o Tom Rybski
8415 Pulsar Place, Suite 300
Columbus, Ohio 43240
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
07. **Application No.:** [BZA20-028](#)
Location: **1951 INDIANOLA AVE. (43201)**, located on the east side of Indianola Avenue, approximately 360 feet south of Woodruff Avenue. (010025276; University Area Commission).
Existing Zoning: AR-4, Apartment Residential District
Request: Variance(s) to Section(s):
3325.705(A), Supplemental Parking Requirements
To allow parking and maneuvering within the required side yard or required landscaped area or between any building and any public street.
3325.907(B), Parking
To reduce the required number of parking spaces from 12 to 6.
Proposal: To allow a change of use from a single-unit residential dwelling to a rooming house.
Applicant(s): Brian Grimm
191 Indianola Avenue
Columbus, Ohio 43212
Attorney/Agent: Plank Law Firm, LPA c/o Craig Moncrief, Atty
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Mayers Properties 1951 Indianola, LLC
2787 Annabelle Court
Grove City, Ohio 43123
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

08. **Application No.:** [BZA20-033](#)
Location: **1111 PERRY ST. (43201)**, located on the west side of Perry Street, approximately 33 feet north of Bradley Street (010-004468; Harrison West Society).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.38 (G), Private garage.
To increase the height of a detached garage from 15 feet to 17 feet, 10 inches.
Proposal: To construct a detached garage.
Applicant(s): Tom Andersen
3439 Southpoint Road
Toledo, Ohio 43615
Attorney/Agent: None
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
09. **Application No.:** [BZA20-034](#)
Location: **682 STERNBERGER PL. (43214)**, located at the northeast corner of Sternberger Place and Rudy Road (010-130459; Northwest Civic Association).
Existing Zoning: RR, Rural Residential District
Request: Variance(s) to Section(s):
3332.38(F), Private garage.
To increase the maximum garage area from 720 square feet to 1318 square feet.
Proposal: To construct a 720-square-foot detached garage.
Applicant(s): John C. and Catherine M. Butt
682 Sternberger Place
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

10. **Application No.:** [BZA20-035](#)
Location: 1137 W. BROAD ST. (43222), located at the southwest corner of West Broad Street and South Glenwood Avenue (010-121008; Franklinton Area Commission).
Existing Zoning: AR-O, Apartment Residential Office District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback line along South Glenwood Avenue from 25 feet to 4 feet 9 inches.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 90 to 44.
3321.05(B,1), Vision clearance.
To allow a building to encroach into the 10' x 10' vision clearance triangle.
3333.18, Building lines.
To reduce the building line along West Broad Street from 50 feet to 25 feet 9 inches and along South Glenwood Avenue from 25 feet to 9 feet 3 inches.
Proposal: To develop a 60-unit affordable senior housing community.
Applicant(s): National Church Residences, c/o Matthew Bierlein, Atty.
2335 North Bank Drive
Columbus, Ohio 43220
Attorney/Agent: Applicant
Property Owner(s): BLS Rentals, Ltd.
1167 McCarley Drive West
Columbus, Ohio 43228
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
11. **Application No.:** [BZA20-038](#)
Location: 280 OAKLAND PARK AVE. (43214), located on the north side of Oakland Park Avenue, approximately 50 feet west of Calumet Street (010-077946; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage.
To increase the allowable height of a detached garage from 15 feet to 18.17 feet.
3332.26(E), Minimum side yard permitted.
To reduce the minimum side yard for a detached garage from 3 feet to 2.83 feet.
Proposal: To increase the garage height.
Applicant(s): Stephen & Lindsay Gunther
280 Oakland Park Avenue
Columbus, Ohio 43214
Attorney/Agent: John A. Eberts, Archt.
165 Erie Road, Ste B
Columbus, Ohio 43214
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

12. **Application No.:** [BZA20-039](#)
Location: **235 W. 3RD AVE. (43201)**, located at the southeast corner of West 3rd Avenue and Highland Street (010-009588; Victorian Village Commission).
Existing Zoning: ARLD, Apartment Residential District
Request: Variance(s) to Section(s):
3333.15(C), Basis of computing area.
To increase the lot coverage from 50% to 55%.
3333.18(D)(2), Building lines.
To reduce the required building setback from 10 feet to 7 feet along Highland Street (existing condition).
3333.22, Maximum side yard required.
To reduce the sum of the widths of the side yards from 11 feet to 8 feet (existing condition).
3333.23(a), Minimum side yard permitted.
To reduce the minimum side yards from 5 feet to 1.08 feet and 1 foot along the south and west property lines, respectively (existing conditions).
3333.24, Rear yard.
To reduce the required rear yard from 25% of the total lot area to 8% of the total lot area (existing condition).
3321.05(B)(2), Vision Clearance.
To reduce the vision clearance triangle area for street intersections from 30 feet to 20.66 feet (existing condition).
Proposal: To construct an attached garage.
Applicant(s): Alex & Tabatha Thompson
325 West 3rd Avenue
Columbus, Ohio 43201
Attorney/Agent: Paul Schultz, Archt.
3213 Deanpark Drive
Hilliard, Ohio 43026
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

13. **Application No.:** [BZA19-085](#)
Location: 1014 PARSONS AVE. (43206), located on the east side of Parsons Avenue, approximately 25 feet north of Siebert Street (010-004155; Columbus South Side Area Commission).
Existing Zoning: C-4, 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 38 to 18.
3372.604, Setback requirements.
To allow parking to be located to the side of the building.
3372.607(C), Landscaping and screening.
To allow a dumpster to be located to the side of the building.
3372.607(A), Landscaping and screening.
To not provide parking lot screening.
Proposal: To allow a change of use from office to restaurant.
Applicant(s): Parsons Two LLC; c/o Andrew L. Gogan Sr.
P.O. Box 9206
Columbus, Ohio 43209
Attorney/Agent: Jeanne Cabral, Architect
2939 Bexley Park Road
Columbus, Ohio 43209
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov