

RESULTS AGENDA

AGENDA BOARD OF ZONING ADJUSTMENT CITY OF COLUMBUS, OHIO JULY 28, 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, July 28th, 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.:** BZA19-038 ****APPROVED****
Location: 1085 HARRISON AVENUE (43201), located at the southwest corner of Harrison Avenue and West 3rd Avenue (010-219945; Harrison West Society).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.18(D), Basis of computing area.
To increase the lot coverage from 50% to 60%.
3332.27, Rear Yard.
To reduce the rear yard from 25% to 10%.
3332.21, Building Lines.
To reduce the required building line from 10 feet to 9 feet 6 inches.
3332.30(b), Vision Clearance
To allow a portion of the existing building as well as an existing fence, taller than 2'6", to encroach into the vision clearance triangle.
Proposal: To construct a 10 ft wide second story deck.
Applicant(s): The Villages on the Avenue Condominium Association.
1085 Harrison Avenue
Columbus, Ohio 43201
Attorney/Agent: Kooperman Mentel Ferguson Yaross, Ltd., c/o Jon Stevenson, Atty.
100 Sout 4th Street, Ste. 100
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

02. Application No.: **BZA19-085 **APPROVED****
Location: **1014 PARSONS AVE. (43206)**, located on the east side of Parsons Avenue, approximately 25 feet north of Siebert Street (010-004155; Columbus Southside 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 31 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.
3312.09, Aisle.
To reduce the aisle width for one-way travel from 17 feet to 16 feet.
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

03. Application No.: **BZA20-014 **APPROVED****

Location: **45 CLARENDON AVE. (43223)**, located on the west side of Clarendon Avenue, approximately 112 feet south of West Capital Street (010-299751; Greater Hilltop Area Commission).

Existing Zoning: R-3, Residential District

Request: Variances(s) to Section(s):

3332.21 (D), Building lines.
To reduce the required building line from 21 feet 2-1/2 inches to 0 feet.

3332.25 (B), Maximum side yards required.
To reduce the maximum side yards required from 20% of the width of the lot (38.28 square feet) to 14% of the width of the lot (26.79 square feet).

3332.27, Rear yard.
To reduce the required rear yard from 25% of the lot area (34.786 square feet) to 14% of the lot area (2,886 square feet).

3332.28 (A), Side or rear yard obstruction.
To allow an obstruction by a second floor activity room extending over the main entrance at approximately 11 feet above grade.

3332.18 (D), Basis of computing area.
To increase the allowable lot coverage of the building from 50% of the lot area (17.393 square feet) to 58% of the lot area (20,176 square feet).

3312.49 (C), Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 35 to 5.

3312.21 (D) (1), Landscaping and screening.
To not provide parking lot screening.

Proposal: To construct an early childhood learning center.

Applicant(s): BBCO Architecture\Interiors; c/o Bhakti Bania
2029 Riverside Drive; Suite 202
Columbus, Ohio 43221

Attorney/Agent: None

Property Owner(s): City of Columbus; c/o Barry N. Bryant
90 West Broad Street; Room 416
Columbus, Ohio 43215

Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 04. Application No.:** **BZA20-018 **APPROVED****
Location: **844 FRANKLIN AVE. (43205)**, located at the northwest corner of Franklin Avenue and South 17th Street (010-055663; Near East 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 27.5 feet.
Proposal: To construct a detached garage.
Applicant(s): Tom & Marianne Davis
824 Franklin Avenue
Columbus, Ohio 43205
Attorney/Agent: The Arcaro & LaRussa Co.; c/o Krista LaRussa
PO Box 30887
Gahanna, Ohio 43230
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
- 05. Application No.:** **BZA20-029 **APPROVED****
Location: **1102-1104 WILSON AVE. (43206)**, located on the east side of Wilson Avenue, approximately 133 feet south of East Whittier Street (010-007821; South Side Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 4 to 3.
3332.26 (C) (3), Minimum side yard permitted.
To reduce the required side yards on the north and south sides of the dwelling from 5 feet to 3 feet, 4 inches.
Proposal: To construct a two-unit dwelling.
Applicant(s): City of Columbus Land Bank; c/o John Turner
845 Parsons Avenue
Columbus, Ohio 43206
Attorney/Agent: Healthy Rental Homes V, L.L.C.; c/o Jordan Henderson
945 Parsons Avenue
Columbus, Ohio 43206
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 06. Application No.:** **BZA20-030 **APPROVED****
Location: **262 E. STEWART AVE. (43206)**, located on the north side of East Stewart Avenue, approximately 225 feet east of Jaeger Street (010-028512; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26(E), Minimum side yard permitted.
To reduce the minimum eastern side yard for a garage from 3 feet to 8 inches.
3332.38(G), Private garage.
To increase the maximum height of a garage from 15 feet to 21 feet 8 inches.
Proposal: To expand above a private garage for a home office and gym.
Applicant(s): Aaron Fanaff
729 Elati Street
Denver, Colorado 80204
Attorney/Agent: Milhoan Architects, LLC; c/o Dustin Mondrach, Arch.
300 East Long Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
- 07. Application No.:** **BZA20-032 **APPROVED****
Location: **1100 OBETZ RD. (43207)**, located on the north side of Obetz Road, approximately 100 feet west of Crosspointe Drive (150-000678; Far South Columbus Area Commission).
Existing Zoning: R, Rural District
Request: Variance(s) to Section(s):
3332.06, R-rural area district requirements.
To reduce the minimum lot area from 5 acres to 1 acre.
Proposal: To split off a 1.105 acre corner of an existing lot.
Applicant(s): Zion Evangelical Lutheran Church
1080 Obetz Road
Columbus, Ohio 43207
Attorney/Agent: Smith & Hale, LLC, c/o Jackson B. Reynolds, III, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 08. Application No.:** **BZA20-036 **DISAPPROVED****
Location: **606 INDIAN MOUND RD. (43213)**, located on the east side of Indian Mound Road, approximately 466 feet north of Plumb Orchard Road (010-120746; Far East Area Commission).
Existing Zoning: RRR, Restricted Rural Residential District
Request: Variances(s) to Section(s):
3332.38 (F) (1), Private garage.
To increase the allowable area for garage space from 772 square feet (based on the net habitable living space) to 1,200 square feet. (A 428 square foot increase).
Proposal: To construct a detached garage.
Applicant(s): Jeanne M. Cabral, Architect
2939 Bexley Park Road
Columbus, Ohio 43209
Attorney/Agent: Applicant
Property Owner(s): Quan L. Sullivan
606 Indian Mound Road
Columbus, Ohio 43213
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov
- 09. Application No.:** **BZA20-037 **APPROVED****
Location: **28 E. 13TH AVE. (43201)**, located at the northeast corner of North Pearl Street and East 13th Avenue (010-013955; University Area Commission & University Impact District Review Board).
Existing Zoning: AR-4, Apartment Residential District
Request: Variances(s) to Section(s):
3333.22, Maximum side yard required.
To reduce the sum of the widths of the side yards of the existing building from 8 feet (20% of the lot width) to the existing sum of the east and west side yards of 2.5 feet.
3333.23, Minimum side yard permitted.
To reduce the minimum east and west side yards of the existing building from 5 feet to 2 feet (east side yard) and 0.50 feet (west side yard) and to reduce the east side yard of the rear addition from 5 feet to 2.5 feet.
Proposal: To convert a 3-unit dwelling into a 4-unit dwelling and to construct a building addition.
Applicant(s): Buckeye Real Estate; c/o Dave Perry
411 East Town Street; 1st Floor
Columbus, Ohio 43215
Attorney/Agent: Plank Law Firm; c/o Donald Plank, Attorney
411 East Town Street; 2nd Floor
Columbus, Ohio 43215
Property Owner(s): Silver, Ltd.; c/o Dave Perry
411 East Town Street; 1st Floor
Columbus, Ohio 43215
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

10. **Application No.:** BZA20-040 ****TABLED****
- Location:** 1364 IDA AVE. (43212), located on the north side of Ida Avenue, approximately 420 feet west of Northwest Boulevard (010-063079; 5th by Northwest Area Commission).
- Existing Zoning:** R-4, Residential District
- Request:** Variance(s) to Section(s):
- 3332.05, Area district lot width requirements.
To reduce the lot width from 50 feet to 45 feet 1 inch.
 - 3332.15, R-4 area district requirements.
To reduce the required lot area for 3 units (2,500 square feet/unit) from 7,500 square feet to 6,091 square feet.
 - 3332.26, Minimum side yard permitted.
To reduce the western side yard from 5 feet to 3 feet 10 inches.
 - 3312.25, Aisle.
To reduce the aisle width for two way travel from 20 feet to 11 feet 3 inches.
 - 3312.43, Surface.
To allow a gravel surface for parking and maneuvering.
- Proposal:** To convert attic space, in an existing attached garage, to a dwelling unit.
- Applicant(s):** Stephanie Matson
1364 Ida Avenue
Columbus, Ohio 43212
- Attorney/Agent:** Kramer Engineers, c/o Scott McKnight, PE
394 Oak Street
Columbus, Ohio 43215
- Property Owner(s):** Applicant
- Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

11. **Application No.:** BZA20-041 ****APPROVED****
Location: 340 GREENLAWN AVE. (43223), located on the north side of Greenlawn Avenue, approximately 840 feet east of Interstate 71 (010-005872; None).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.09, Aisle.
To reduce the minimum aisle width from 17 feet to 13 feet for the eastern aisle, from 17 feet to 13 feet 11 inches for the northern aisle and from 17 feet to 15 feet 6 inches for the western aisle.
3312.25, Maneuvering
To reduce the maneuvering area from 17 feet to 13 feet for the eastern aisle, from 17 feet to 13 feet 11 inches for the northern aisle and from 17 feet to 15 feet 6 inches for the western aisle.
3312.29, Parking space.
To reduce the size of a parking space from 18 feet x 9 feet to 16 feet 6 inches x 10 feet for spaces along the eastern lot line, from 18 feet x 9 feet for the northern aisle to 14 feet 8 inches x 11 feet 2 inches and from 18 feet x 9 feet to 14 feet 10 inches x 10 feet 5 inches for the western building spaces and from 18 feet x 9 feet to 15 feet 2 inches x 9 feet along the western property line.
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of spaces from 49 to 42.
3312.27, Parking setback line.
To reduce the parking setback line from 10 feet to 0 feet.
Proposal: To legitimize the configuration of a parking lot.
Applicant(s): Left Field Tavern, LLC
340 Greenlawn Avenue
Columbus, Ohio 43223
Attorney/Agent: Triad Architects, c/o Brent Foley
172 E. State Street, Ste. 600
Columbus, Ohio 43215
Property Owner(s): Copenhagen Capital, Ltd., c/o Clyde Henry
3583 Pamela Drive
Columbus, Ohio 43215
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

12. **Application No.:** BZA20-042 ****APPROVED****
Location: 99 E. COOKE RD. (43214), located at the southwest corner of Foster Street and East Cooke Road (010-043016; Clintonville Area Commission).
Existing Zoning: AR-1, Apartment Residential; R-3, Residential & C-4, Commercial District
Request: Variance(s) to Section(s):
3312.27, Parking lot setback.
To reduce the required setback for a parking lot from 25 feet to 11 feet (14 feet).
3321.03 (C) (1), Lighting.
To not provide lighting in the parking lot.
Proposal: To legitimize an existing parking lot serving a high school.
Applicant(s): Kegler, Brown, Hill & Ritter; c/o Catherine A. Cunningham, Attorney
65 East State Street; Suite 1800
Columbus, Ohio 43215
Attorney/Agent: Kegler, Brown, Hill & Ritter; c/o Catherine A. Cunningham, Attorney
65 East State Street; Suite 1800
Columbus, Ohio 43215
Property Owner(s): Bishop Robert J. Brennan, Columbus Diocese of the Holy Roman Catholic Church
197 East Gay Street
Columbus, Ohio 43215
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

13. **Application No.:** BZA20-043 ****TABLED****
Location: 509-511 E. COLUMBUS ST. (43206), located on the south side of East Columbus Street, approximately 60 feet east of Harrison Avenue (010-002343; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26(E), Minimum side yard permitted.
To reduce the minimum side yard for a detached garage from 3 feet to 0 feet along the west property line.
3332.38(E), Private garage.
To increase the occupiable rear yard from 45% to 67%
3332.38(F), Private garage.
To increase the lot area devoted to a private garage from 720 square feet to 937 square feet.
Proposal: To construct a detached four-car garage.
Applicant(s): Brandon & Jennifer Baker
6571 Masefield Street
Worthington, Ohio 43085
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

Tabled & Requested

14. **Application No.:** **BZA20-044 **APPROVED****
Location: **6065 CHANNINGWAY BLVD. (43068)**, located on the southeast corner of Channingway Boulevard and Lake Club Drive (010-016135; Far East Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.21(A), Landscaping and screening.
To reduce the required number of interior parking lot trees from 6 to 1.
3312.49(C), Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 68 to 59.
Proposal: To legitimize existing conditions for a nightclub and bar.
Applicant(s): D&S Life LLC; c/o Dwayne Robinson
2772 Salem Hills Court
Pickerington, Ohio 43147
Attorney/Agent: Jeanne M. Cabral, Arch.
2939 Bexley Park Road
Columbus, Ohio 43209
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
15. **Application No.:** **BZA20-047 **APPROVED****
Location: **4655 RUSTIC BRIDGE RD. (43214)**, located at the southwest corner of Nottingham Road and Rustic Bridge Road (010-086377; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines.
To reduce the required building setback from 35 feet to 21.5 feet (a 13.5 foot setback reduction) along Nottingham Road.
Proposal: To construct a 1st floor master bedroom addition onto an existing single-unit dwelling.
Applicant(s): George Andy Patterson & Jayne M. Vandenburg
4655 Rustic Bridge Road
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Applicant
Planner: David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

16. **Application No.:** **BZA20-049 **APPROVED****
Location: **543 FALLIS RD. (43214)**, located on the south side of Fallis Road, approximately 520 feet west of Indianola Avenue (010-071568; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3312.25, Maneuvering.
To reduce the required maneuvering area from 20 feet to 18 feet.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard for a detached garage from 3 feet to 1.5 feet.
Proposal: To raze and rebuild a detached garage.
Applicant(s): Mike Halteman
543 Fallis Road
Columbus, Ohio 43214
Attorney/Agent: David K. Eppard
425 Walhalla Road
Columbus, Ohio 43202
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
17. **Application No.:** **BZA20-052 **APPROVED****
Location: **1565-1571 N. 4TH ST. (43201)**, located at the southwest corner of North Fourth Street and Chittenden Avenue (010-025414; University 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 number of required spaces from 8 spaces to 0.
Proposal: To convert a parking lot to an accessory patio for an eating and drinking establishment.
Applicant(s): Oldfield's North Fourth Tavern, c/o Daniel Starek
432 E. Rich Street
Columbus, Ohio 43215
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov