

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 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 **MONDAY, JANUARY 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.:** [BZA20-086](#)
Location: **530 NORTON RD. (43228)**, located on the east side of Norton Road, approximately 170 feet north of Brandenberry Road (570-122549, 570-122635 & 570-100989; Westland Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number additional parking spaces from 159 to 0. (202 spaces are provided.)
3312.09, Aisle.
To reduce the required aisle width on the lot for two parking spaces along property line from 20 feet to 0 feet.
3312.25, Maneuvering.
To not provide sufficient maneuvering space on the lot along the property line to access two parking spaces. (20 feet required.)
3312.03 (B), Administrative requirements.
To not provide additional parking spaces for a change-of-use.
Proposal: To convert 5,390 square feet of retail tenant space into an eating & drinking establishment.
Applicant(s): Gilnando Properties, L.L.C.; c/o Gildardo Saucedo
534 Norton Road
Columbus, Ohio 43228
Attorney/Agent: Clarke Architects; c/o David Jamison
7844 Flint Road
Columbus, Ohio 43235
Property Owner(s): Applicant
Planner: Jamier Freise, (614) 645-6350; JFFreise@Columbus.gov

- 02. Application No.:** [BZA20-102](#)
Location: **2200 SPIEGEL DR. (43125)**, located at the northeast corner of Spiegel Drive and Shook Road (495-233211; Far South Columbus Area Commission).
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.12, Portable building.
To grant a special permit for a temporary portable building.
Proposal: To install a temporary portable building as a breakroom for a warehouse.
Applicant(s): Lululemon USA Inc.; c/o Romaine Howell
2200 Spiegel Drive
Columbus, Ohio 43125
Attorney/Agent: None
Property Owner(s): Lululemon USA Inc.; c/o Marc Nolette
400-1818 Cornwall Avenue
Vancouver, British Columbia V6J1C7
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
- 03. Application No.:** [BZA20-104](#)
Location: **2421 SULLIVANT AVE. (43204)**, located at the southeast corner of South Wayne Avenue and Sullivant Avenue (010-044669; Greater Hilltop Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.605 (G), Building design standards.
To allow a pick-up unit on a primary building frontage.
Proposal: To install a pick-up unit on the west side of the building.
Applicant(s): Azad
2421 Sullivant Avenue
Columbus, Ohio 43204
Attorney/Agent: Behzad Vedaie
1901 East Dublin-Granville Road
Columbus, Ohio 43229
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 04. Application No.:** [BZA20-106](#)
Location: **926-928 E. LIVINGSTON AVE. (43205)**, located on the north side of East Livingston Avenue, approximately 33 feet west of South 22nd Street (010-020197; Livingston Avenue Area Commission).
Existing Zoning: R-2F, 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(E), Minimum side yard permitted.
To reduce the minimum side yard for a garage from 3 feet to 0 feet on the east side.
Proposal: To construct a 930-square-foot out-building which will include a two-car garage, carport, storage room, and covered patio.
Applicant(s): Kevin Mahlum and Brandon Stook
928 East Livingston Avenue
Columbus, Ohio 43205
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 05. Application No.:** [BZA20-107](#)
Location: **2377 E. BROAD ST. (43201)**, located at the southeast corner of East Broad Street and South Broadleigh Road (010-088338; Eastmoor Civic Association).
Existing Zoning: ARLD, Apartment Residential Low Density District
Request: Variance(s) to Section(s):
3321.05(B)(2), Vision Clearance.
To reduce the vision clearance triangle area at the East Broad Street and South Broadleigh Road intersection from 30 feet to 23 feet.
3333.18, Building lines.
To reduce the required building setback line along East Broad Street from 60 feet to 3 feet and along Broadleigh and Chesterfield Roads from 25 feet to 12 feet.
3333.24, Rear yard.
To reduce the required rear yards from 25% of the total lot area to 5% of the total lot area.
Proposal: To alter the multi-unit residential development design.
Applicant(s): Plaza Properties
3016 Maryland Avenue
Columbus, Ohio 43206
Attorney/Agent: Jackson B. Reynolds, III, Atty.
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): Legacy Village Condominiums LLC
3016 Maryland Avenue
Columbus, Ohio 43206
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

06. **Application No.:** [BZA20-108](#)
Location: **705 MOHAWK ST. (43206)**, located on the west side of Mohawk Street, approximately 160 feet north of East Frankfort Street (010-013507; German Village Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines.
To reduce the required building line from 10 feet to 9'6".
3332.26(C), Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 0 feet on the north side.
3332.27, Rear yard.
To reduce the required rear yard from 25% to 16.1%.
Proposal: To construct a one-story addition to the rear of a dwelling.
Applicant(s): Douglas F. Shaffer
705 Mohawk Street
Columbus, Ohio 43206
Attorney/Agent: Chad Draheim, Atty.
560 East Town Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
07. **Application No.:** [BZA20-111](#)
Location: **815 HAMLET ST. (43215)**, located on the westside of Hamlet Street, approximately 375 feet south of East 1st Avenue (010-033699; Italian Village Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines.
To reduce the required building setback from 10 feet to 5.9 feet (existing condition).
3332.26(C)(1), Minimum side yard permitted.
To reduce the minimum side yard (north) from 3 feet to 2.25 feet (partial existing condition).
3332.26(E), Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 2.72 feet (north) for the detached garage.
Proposal: To build an addition on the existing dwelling and add a detached garage.
Applicant(s): Hinckley Group LLC
580 North 4th Street #10
Columbus, Ohio 43215
Attorney/Agent: Archall c/o Brad Parish, Arch.
49 East 3rd Ave
Columbus, Ohio 43201
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

- 08. Application No.:** [BZA20-112](#)
Location: **1648 NEIL AVE. (43201)**, located on the east side of Neil Avenue, approximately 100 feet north of West 11th Avenue (010-022984; 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 required number of parking spaces from X to Y.
3325.261(B), Landscaping and Screening.
To allow 8-foot-tall chain link fencing with plastic slats.
3353.05(D)(2), C-2 district development limitations.
To provide no vegetation as part of the monopole screening.
Proposal: To alter an existing monopole communications tower enclosure.
Applicant(s): AT&T Mobile c/o Brad Laucher
520 South Main Street, Suite 2531
Akron, Ohio 44311
Attorney/Agent: None
Property Owner(s): Solomon Family Properties, LLC
68 South 4th Street
Columbus, Ohio 43215
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
- 09. Application No.:** [BZA20-114](#)
Location: **918 & 918-1/2 MT. PLEASANT AVE. (43201)**, located on the east side of Mount Pleasant Avenue, approximately 110 feet north of East 1st Avenue (010-050162; Italian Village Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.18(D), Basis of computing area.
To increase the building lot coverage from 50 percent to 52 percent.
3332.26(C), Minimum side yard permitted.
To reduce the house's minimum southern side yard from 5 feet to 0.5 feet (existing).
3332.26(E), Minimum side yard permitted.
To reduce the garage's minimum southern side yard from 3 feet to 1 foot.
Proposal: To construct a two-car detached garage.
Applicant(s): Peter Navarro
770 Hamlet Street
Columbus, Ohio 43215
Attorney/Agent: Rhythm Architecture; c/o Bradley Blumensheid, Arch.
693 1/2 High Street, Suite H
Worthington, Ohio 43085
Property Owner(s): IBA Properties LTD; c/o Arthur Rose
PO Box 10152
Columbus, Ohio 43201
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

10. **Application No.:** [BZA20-115](#)
Location: **6271 HAYDEN RUN RD. (43026)**, located at the southeast corner of Hayden Run Road and Leppert Road (010-266723; Hayden Run Civic Association).
Existing Zoning: TND, Traditional Neighborhood Development District
Request: Variance(s) to Section(s):
3320.19(A)(3), General.
To increase the required number of parking spaces from 34 to 40.
3320.19(B)(3), Mandatory Elements.
To increase the building setback from 6 feet to 40 feet.
3320.19(B)(6), Mandatory Elements.
To allow a front door that does not open directly to a frontage line on a principal thoroughfare.
3320.19(B)(17), Mandatory Elements.
To not use a shopfront type façade along retail frontages.
3320.19, Private buildings, Building Standards Table, Frontage Build out.
To reduce the frontage build-out from 80% to 21%.
3320.19, Private buildings, Building Standards Table, Frontage Setback.
To increase the building setback from 6 feet to 40 feet.
Proposal: To construct a child day-care.
Applicant(s): Warhorse Venture Partners
231 Public Square, Ste. 300
Franklin, Tennessee 37064
Attorney/Agent: Rebecca Mott, Atty.
411 East Town Street, 2nd Floor
Columbus, Ohio 43215
Property Owner(s): Hayden Run Commercial Developers, LLC
140 Mill Street, Ste. A
Gahanna, Ohio 43230
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
11. **Application No.:** [BZA21-001](#)
Location: **1444 JOYCE AVE. (43219)**, located at the northeast corner of Joyce Avenue and Windsor Avenue (010-108438, 010-108436 and 010-108439; North Central Area Commission).
Existing Zoning: M-2, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.12, Portable building.
To grant a Special Permit for a portable building.
Proposal: A portable building to be used as a construction trailer and security.
Applicant(s): Smart Truck Express LLC
c/o Laura MacGregor Comek
17 S. High St., Ste 700
Columbus, Ohio 43215
Attorney/Agent: Laura MacGregor Comek, Atty.
17 S. High St., Ste 700
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

12. **Application No.:** [BZA20-056](#)
Location: 6235 WESTERVILLE RD. (43230), located on the south and west sides of the terminus of Emrick Road (600-104693, 600-277648, and 600-277649; Northland Community Council).
Existing Zoning: L-M, Limited Manufacturing District
Request: Special Permit and Variance(s) to Section(s):
3363.19(C), Location requirements.
To reduce the distance of a More Objectionable Use to a residential district from 600 feet to 300 feet.
3363.24, Building lines in an M-manufacturing district.
To reduce the minimum required building line from 25 feet to 10 feet for a portable lab building.
3363.41(a), Storage.
To reduce the storage setback to adjacent residential property from 100 feet to 75 feet and to the interior lot lines of the project area from 20 feet to 0 feet.
3363.41(b)(1), Storage.
To reduce the separation requirement from adjacent residential property from 600 feet to 300 feet and to the interior lot lines of the project area from 20 feet to 0 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.
3389.07, Junk or salvage.
To grant a special permit for the recycling and storage of concrete, asphalt and dirt.
3389.08, Landing field.
To permit a helipad on the site.
3389.12, Portable building.
To grant a special permit for a portable building to be used as a lab on the site.
3392.10(b), Performance requirements.
To eliminate the requirement of a fence around the perimeter of the site and to increase the maximum height of piled materials from 10 feet to 60 feet.
Proposal: To legitimize conditions at an existing asphalt recycling center.
Applicant(s): Scioto Materials, LLC
6235 Westerville Road
Westerville, Ohio 43230
Attorney/Agent: Jon Stevenson, Atty.
100 South Fourth Street, Suite 100
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov