

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MARCH 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 **MONDAY, MARCH 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.:** [BZA20-119](#)
Location: **5607 LYNX DR. (43081)**, located on the south side of Lynx Drive, approximately 625 feet northwest of Longrifle Road (545-206002; Northland Community Council).
Existing Zoning: PC, Planned Community District
Request: Variance(s) to Section(s):
3312.13(A), Driveway.
To increase the maximum width of a driveway from 20 feet to 24.42 feet.
3312.25, Maneuvering.
To allow maneuvering on the paved area (as shown on site plan) between the street right-of-way line and the parking setback line.
Proposal: To expand the existing driveway for maneuvering.
Applicant(s): David & Rebecca Suarez
5607 Lynx Drive
Westerville, Ohio 43081
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

- 02. Application No.:** [BZA20-126](#)
- Location:** **1588 FRANKLIN AVE. (43205)**, located on the north side of Franklin Avenue, approximately 245 feet east of Kelton Avenue (010-014818; Near East Area Commission).
- Existing Zoning:** R-3, Residential District
- Request:** Variance(s) to Section(s):
 3332.38(F), Private garage.
 To increase the maximum garage area on a lot from 720 square feet to 987 square feet.
 3332.38(G), Private garage.
 To increase the maximum height of a garage from 15 feet to 19 feet.
- Proposal:** To construct a 986.6 square-foot garage.
- Applicant(s):** 108 Investment LLC; c/o Jianshen Cai
 4698 Trabue Road
 Columbus, Ohio 43228
- Attorney/Agent:** None
- Property Owner(s):** Applicant
- Planner:** Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
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- 03. Application No.:** [BZA21-004](#)
- Location:** **2127 E. LIVINGSTON AVE. (43209)**, located on the south side of East Livingston Avenue, approximately 395 feet west of Sheridan Avenue (010-011501; Mideast Area Commission).
- Existing Zoning:** C-4, Commercial District
- Request:** Variance(s) to Section(s):
 3372.704(B), Setback requirements.
 To increase the maximum building setback along East Livingston Avenue from 25 feet to 40 feet.
 3372.705(B), Building design standards.
 To reduce the minimum width of the principal building from 60 percent of the lot width to 25 percent.
 3372.707(D), Landscaping and screening.
 To not provide screening along the southern alley / lot line that borders a residentially zoned property.
 3372.707(E), Landscaping and screening.
 To not provide screening for a surface parking lot or vehicular circulation area.
 3372.709(A), Parking and circulation.
 To allow circulation aisles between the principal building and the East Livingston Avenue right-of-way.
- Proposal:** To raze and rebuild a restaurant with a drive-through.
- Applicant(s):** Northstar Realty
 387 East Livingston Avenue
 Columbus, Ohio 43215
- Attorney/Agent:** Jackson B. Reynolds, III, Atty.
 37 West Broad Street, Suite 460
 Columbus, Ohio 43215
- Property Owner(s):** FK Livingston LLC
 2210 East Livingston Avenue
 Columbus, Ohio 43209
- Planner:** Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

04. Application No.: [BZA21-005](#)
Location: **901 INGLESIDE AVE. (43215)**, located at the southwest corner of Ingleside Avenue and Quality Place (010-037839; Harrison West Society).
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variance(s) to Section(s):
3312.09, Aisle.
To reduce the minimum width from 20 feet to 3 feet along the south and west sides of the building due to property lines.
3312.13, Driveway.
To reduce the minimum width of a driveway from 20 feet to 3 feet along the south and west sides of the building due to property lines.
3312.25, Maneuvering.
To not provide complete on-site maneuvering for vehicles and to provide maneuvering via easements on adjacent parcels.
3312.49(C), Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces from 48 to 23.
3363.24(D), Building lines in an M-manufacturing district.
To reduce the required building setback line from 25 feet to 0 feet along Ingleside Avenue and the unimproved frontages west and south of the building.
3389.032, Animal kennel or animal shelter.
To grant a Special Permit for an animal kennel with outdoor runs (or outdoor space for the confinement of animals).
Proposal: To convert the existing structure into a mixed-use building and veterinary office.
Applicant(s): Inclusive Properties LLC; c/o Laura Comek
17 South High Street, Ste 700
Columbus, Ohio 43215
Attorney/Agent: Laura MacGregor Comek, Atty.
17 South High Street, Ste 700
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

- 05. Application No.:** [BZA21-008](#)
Location: **494 E. DUNEDIN RD. (43214)**, located on the north side of Dunedin Road, approximately 475 feet west of Indianola Avenue. (010-058252; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard for a garage from 3 feet to 0 feet.
3332.38(G), Private garage.
To increase the height of a garage from 15 feet to 18 feet.
Proposal: To raze and rebuild a two-car garage.
Applicant(s): Dennis Carney
494 East Dunedin Road
Columbus, Ohio 43214
Attorney/Agent: Capital Construction and Remodeling, Inc., c/o Brandon Harper
596 Catawba Avenue
Westerville, Ohio 43081
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 06. Application No.:** [BZA21-009](#)
Location: **234 E. WOODROW AVE. (43207)**, located at the northeast corner of East Woodrow Avenue and Bruck Street (010-031687; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3321.05(B)(2), Vision clearance.
To allow the dwelling to encroach on the 30x30 clear vision triangle.
3332.18(D), Basis of computing area.
To increase the building lot coverage from 50 percent to 56 percent.
Proposal: To construct a two-story single-unit dwelling and detached two-car garage.
Applicant(s): NTVP LLC; c/o Talent "Nick" Pho, Member
PO Box 511
Dublin, Ohio 43017
Attorney/Agent: Plank Law Firm; c/o Craig Moncrief, LPA
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBBennetch@Columbus.gov

07. **Application No.:** [BZA21-010](#)
Location: **910 DUBLIN RD. (43215)**, located on the north side of Dublin Road, approximately 400 feet west of Twin Rivers Drive (010-129527; None).
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.12, Portable building.
To grant a Special Permit for temporary portable buildings.
Proposal: To install temporary portable buildings for laboratory staff.
Applicant(s): City of Columbus; c/o Miriam Siegfried
90 West Broad Street
Columbus, Ohio 43215
Attorney/Agent: Jacobs; c/o Michael Giangjordano, PE
2 Easton Oval
Columbus, Ohio 43219
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBBennetch@Columbus.gov