

RESULTS AGENDA

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
APRIL 27, 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, APRIL 27th, 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.:** **BZA20-013 **APPROVED****
Location: **2971 KILCULLEN DR. (43221)**, located at the northwest corner of Kilcullen Drive and Dunlavin Drive (560-173462; West Scioto Area Commission).
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3321.05(B)(2), Vision clearance.
To allow a fence within a 30' x 30' clear vision triangle.
3321.05(A)(2), Vision clearance. Clear vision for other driveways
To allow a fence to taller than two and one half feet in height and 100% opacity to be located within the clear vision for other driveways
Proposal: To legitimize a privacy fence installed in front of the building setback line.
Applicant(s): Philip Davis
2971 Kilcullen Drive
Columbus, Ohio 43221
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 02. Application No.:** **BZA20-022 **APPROVED****
- Location:** **680 PARSONS AVE. (43206)**, located at the northeast corner of Parsons Avenue and East Beck Street (010-056393; Columbus Southside Area Commission).
- Existing Zoning:** C-4, Commercial District
- Request:** Special Permit(s) to Section(s):
 3389.131, Temporary parking lot.
 To grant a Special Permit for a temporary parking lot.
 3312.21A), Landscaping and screening.
 To provide no parking lot landscaping or screening.
 3372.607(A), Landscaping and screening.
 To provide no parking lot landscaping or screening.
 3372.608, Lighting.
 To provide no parking lot lighting.
 3372.604(B), Setback requirements.
 To reduce the parking setback from 5 feet to 0 feet.
- Proposal:** To grant a Special Permit for a temporary parking lot.
- Applicant(s):** Sidestreet Development, c/o Blake Compton
 689 Parsons Avenue
 Columbus, Ohio 43206
- Attorney/Agent:** None
- Property Owner(s):** Nationwide Children's Hospital
 700 Childrens Drive
 Columbus, Ohio 43205
- Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
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- 03. Application No.:** **BZA20-045 **APPROVED****
- Location:** **1313 HARMON AVE. (43223)**, located on the west side of Harmon Avenue, approximately 1,000 feet south of Stimmel Road (570-255599 and 5 others; Southwest Area Commission).
- Existing Zoning:** C-4, Commercial and M, Manufacturing District
- Request:** Variance(s) to Section(s):
 3312.39(A), Striping and marking.
 To not provide parking space striping.
 3312.43, Required surface for parking.
 To use a non-approved surface material for employee parking.
 3363.41(a), Storage.
 To reduce the storage setbacks from a residential district from 100 feet to 40 feet, from the right-of-way from 30 feet to 10 feet, and from interior lot lines from 20 feet to 0 feet.
- Proposal:** To legitimize existing conditions for a construction and demolition debris processing facility.
- Applicant(s):** Adept Properties LLC
 1234 London Drive
 Columbus, Ohio 43221
- Attorney/Agent:** Patrick J. Loper II, P.E.
 PO Box 51
 Dayton, Ohio 45401
- Property Owner(s):** Applicant
- Planner:** Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

04. Application No.: **BZA20-050 **APPROVED****

Location: **281 & 289 DETROIT AVE. (43201)**, located on the south side of Detroit Avenue, approximately 60 feet east of North 6th Street (010-031575; Italian Village Commission).

Existing Zoning: R-4, Residential District

Request: Variance(s) to Section(s):

3312.25, Maneuvering.
To allow unit 281 to maneuver through unit 289 to access its parking space.

3332.15, R-4 area district requirements.
To reduce the lot areas required from 5,000 square feet to 1,726 square feet for unit 281, and to 2,510 square feet for unit 289.

3332.19, Fronting.
To allow both dwellings to front on an alley.

3332.25, Maximum side yards required.
To reduce the maximum side yards required for unit 281 from 9.9 feet to 8 feet, and for unit 289 from 13.9 feet to 12 feet.

3332.26(F), Minimum side yard permitted.
To reduce the minimum side yards permitted from 5.06 feet to 3 feet for unit 281, and to 5 feet for unit 289.

3332.27, Rear yard.
To reduce the minimum rear yards from 25 percent of the lot area to 19 percent for unit 281.

Proposal: To split a lot and construct two single-unit dwellings.

Applicant(s): O'Brien Development Company LLC; c/o Thomas O'Brien
1275 Olentangy River Road, Suite 150
Columbus, Ohio 43212

Attorney/Agent: Karrick Sherrill, Arch.
726 Autumn Tree Place
Westerville, Ohio 43081

Property Owner(s): Applicant

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

05. Application No.: **BZA20-109 **APPROVED****

Location: **1800 WALCUTT RD. (43228)**, located on the east side of Walcutt Road, approximately 130 feet south of Vulcan Avenue (560-154579; Far West Side Area Commission).

Existing Zoning: L-M, Limited Manufacturing District

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

3389.07, Impound lot, junk yard or salvage yard.
To grant a Special Permit for an asphalt recycling facility.

3363.19(C), Location requirements.
To reduce the required separation between a more objectionable use and a residential zoning district from 600 feet to 539 feet.

3363.41(b), Storage.
To reduce the required separation between salvage storage and a residential zoning district from 600 feet to 539 feet.

3392.10(b), Performance requirements.
To increase the maximum material pile height from 10 feet to 30 feet.

3392.12, Prohibited location.
To reduce the required separation between a salvage yard and a residential zoning district from 600 feet to 539 feet.

Proposal: To create a new parcel and allow the operation of an asphalt recycling facility.

Applicant(s): Toombs Truck and Equipment Company
1800 Walcutt Road
Columbus, Ohio 43228

Attorney/Agent: Underhill & Hodge LLC; c/o David Hodge, Atty.
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

Property Owner(s): Arbor Management Group LLC
1740 Walcutt Road
Columbus, Ohio 43228

Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

- 06. Application No.:** **BZA20-112 **APPROVED****
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 31 to 20.
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
- 07. Application No.:** **BZA20-126 **TABLED****
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 19.5 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

- 08. Application No.:** **BZA20-127 **APPROVED****
Location: **949 KING AVE. (43212)**, located at the southeast corner of King Avenue and Gerrard Avenue (010-061677; 5th by Northwest Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.09(2b), Aisle.
To reduce the one-way aisle width for 60-degree parking from 17 feet to 15 feet.
3312.27(4), Parking setback line.
To reduce the parking setback from 10 feet to 7.5 feet.
3312.49(C), Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 110 to 61 (58 spaces existing).
Proposal: To add a religious use to an existing commercial building.
Applicant(s): Gang of One LTD
3300 Riverside Drive, Suite 100
Columbus, Ohio 43221
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.:** **BZA21-004 **APPROVED****
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(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

10. **Application No.:** **BZA21-012 **APPROVED****
Location: **924 VARSITY AVE. (43221)**, located on the north side of Varsity Avenue, approximately 670 feet east of Kenny Road (010-099916; None).
Existing Zoning: SR, Residential District
Request: Variance(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the maximum side yards from 13 feet to 10.41 feet.
3332.26, Minimum side yard permitted.
To reduce the minimum east side yard from 5 feet to .5 feet.
Proposal: To construct a carport in front of the building line.
Applicant(s): Dejan Sotirovic
942 Varsity Avenue
Columbus, Ohio 43221
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
11. **Application No.:** **BZA21-013 **APPROVED****
Location: **39 E. HUBBARD AVE. (43201)**, located at the south east corner of Hubbard Avenue and Pearl Street (010-010941; Italian Village Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3309.14, Height districts.
To increase the allowable height of a building from 81 feet to 93 feet.
Proposal: To increase the height of a building from 81 feet to 93 feet.
Applicant(s): The Wood Companies, c/o Parkside on Pearl LLC
939 North High Street, Suite 206
Columbus, Ohio 43201
Attorney/Agent: Michael T. Shannon, Esq.
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

12. **Application No.:** **BZA21-015 **APPROVED****
Location: **574 & 582 DUTCH ALY. (43206)**, located on the east side of Dutch Alley, approximately 75 feet north of Jackson Street (010-033497; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.25, Maneuvering.
To allow the maneuvering areas for both properties to cross the property line.
3332.05(A)(4), Area district lot width requirements.
To reduce both minimum lot widths from 50 feet to 37.4 feet.
3332.14, R-2F area district requirements.
To reduce the minimum lot areas for both lots from 6,000 square feet to 1,871 square feet.
3332.19, Fronting.
To allow both dwellings to front on an alley.
3332.25(B), Maximum side yards required.
To reduce the maximum side yards for both lots from 7.5 feet to 3.5 feet.
3332.26(F), Minimum side yard permitted.
To reduce the minimum side yards from 5 feet 10 inches to 3.5 feet for the exterior side yards and 0 feet for the interior side yards.
3332.27, Rear yard.
To reduce both rear yards from 25% to 6%.
Proposal: To split a lot and construct two single-unit dwellings.
Applicant(s): Ball Alley Properties LLC; c/o Nathan R. Mellman
750 Clinton Place
River Forest, Illinois 60305
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
13. **Application No.:** **BZA21-016 **APPROVED****
Location: **440 E. DESHLER AVE. (43206)**, located on the north side of East Deshler Avenue, approximately 70 feet of Washington Avenue (010-011689; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the maximum side yards from 6.94 feet to 5.35 feet.
3332.26, Minimum side yard permitted.
To reduce the minimum side yards from 3 feet to 2.49 feet to the east and to 2.86 to the west.
Proposal: To construct a two-story addition to the rear of the dwelling and construct a garage.
Applicant(s): Jason Slagle
1023 North 6th Street
Columbus, Ohio 43201
Attorney/Agent: None
Property Owner(s): 1149-1151 Columbus LLC
6701 Woodland Circle
Fort Smith, Arkansas 72916
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

14. **Application No.:** BZA21-017 ****APPROVED****
Location: 111 W. DUNEDIN RD. (43214), located on the south side of Dunedin Road, approximately 205 feet east of Milton Avenue (010-058777; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26(B), Minimum side yard permitted.
To reduce the minimum eastern side yard for the dwelling from 5 feet to 2.9 feet.
3332.26(E), Minimum side yard permitted.
To reduce the minimum western side yard for a garage from 3 feet to 0 feet.
3332.38(G), Private garage.
To increase the maximum height of a garage from 15 feet to 24 feet.
Proposal: To replace the existing detached two-car garage.
Applicant(s): Michael Reeves & Matthew Jordan
111 West Dunedin Road
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

15. **Application No.:** BZA21-018 ****TABLED****
- Location:** 5455 N. HIGH ST. (43214), located at the southwest corner of North High Street and Cemetery Drive (010-123448; Clintonville 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 9 to 7.
 - 3372.704(A), Setback requirements.
To increase the building setback along North High Street from 25 feet to 125.1 feet for the entrance canopy and 134.4 feet to the building façade (as shown on site plan).
 - 3372.704(C), Setback requirements.
To permit building setbacks not at the front building line, and increase the maximum setback from the southern interior lot line from 50 feet to 60.9 feet for the entrance canopy and 69.5 feet for the building façade (as shown on site plan).
 - 3372.704(D), Setback requirements.
To reduce the parking setback along North High Street from 25 feet to 10 feet.
 - 3372.705(B), Building design standards.
To reduce the minimum width of the principal building from 60 percent of the lot width to 50.7 percent.
 - 3372.707(F), Landscaping and screening.
To locate the dumpster on the north side of the principal building.
 - 3372.709(A), Parking and circulation.
To allow parking and circulation between the principal building and the right-of-way.
- Proposal:** To redevelop the site with a grocery store.
- Applicant(s):** Aldi, Inc.; c/o Russ White
4400 South Charleston Pike
Springfield, Ohio 45502
- Attorney/Agent:** DLC c/o Ken White
6121 Huntley Road
Columbus, Ohio 43229
- Property Owner(s):** Applicant
- Planner:** Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

16. **Application No.:** **BZA21-019 **APPROVED****
Location: **8050 & 8090 OLENTANGY RIVER RD. (43235)**, located at the southeast corner of Olentangy River Road and Old Woods Road (610-240093 & 610-240058; Far Northwest Coalition).
Existing Zoning: R, Rural District
Request: Variance(s) to Section(s):
3312.27(2), Parking setback line.
To reduce the parking setback from 25 feet to 12 feet.
3332.06, R-rural area district requirements.
To reduce the minimum lot areas from 5 acres to 1.49 acres and 0.59 acres for 8090 and 8050 Olentangy River Road, respectively.
3332.21(F), Building lines.
To reduce the front building setback from 47.5 feet to 45 feet.
Proposal: To move a lot line and construct a single-unit dwelling.
Applicant(s): Austin Poe
8090 Olentangy River Road
Columbus, Ohio 43235
Attorney/Agent: None
Property Owner(s): Steven Poe
726 Duff Road
Put-In-Bay, Ohio 43456
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
17. **Application No.:** **BZA21-020 **TABLED****
Location: **5400 HARVEST ST. (43017)**, located at the south east corner of Harvest Street and West Case Road (590-164571; Northwest Civic Association).
Existing Zoning: R, Rural District
Request: Variance(s) to Section(s):
3321.05(A,2), Vision clearance.
To allow a fence exceeding two and one-half feet in height above the finished lot grade with 25 percent opacity to be located in a required yard having vehicular access to a street.
3321.05(B,2), Vision clearance.
To reduce the 30' x 30' vision clearance triangle to 20' x 20'.
3332.06, R-rural area district requirements.
To reduce the lot area from 5 acres to 0.55 acres.
3332.27, Rear yard.
To reduce the rear yard area from 25% to 12%.
Proposal: To construct an addition to an existing dwelling and a second attached garage.
Applicant(s): Thomas A. Morley
5400 Harvest Street
Columbus, Ohio 43017
Attorney/Agent: Karrick Sherrill, Architect
726 Autumn Tree Place
Westerville, Ohio 43081
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

18. **Application No.:** **BZA21-022 **APPROVED****
Location: **7400 WORTHINGTON GALENA RD. (43085)**, located at the southern corner of Worthington Galena Road and Dearborn Drive (610-116062; Far North Columbus Communities Coalition).
Existing Zoning: M-1, Manufacturing District
Request: Variance(s) to Section(s):
3365.21(b)(1), Height and area regulations.
To reduce the front setback from the Worthington Galena Rd centerline from 200 feet to 117 feet.
Proposal: To construct an industrialized guard booth for passenger vehicles.
Applicant(s): Worthington Industries Inc.
200 Old West Wilson Bridge Road
Worthington, Ohio 43085
Attorney/Agent: Darin Ranker Architects; c/o Christopher Jolley, Arch.
5925 Wilcox Place, Suite E
Dublin, Ohio 43016
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
19. **Application No.:** **BZA21-023 **TABLED****
Location: **421 RATHMELL RD. (43137)**, located on the south side of Rathmell Road, approximately 130 feet east of Fosterson Drive (010-264977; 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 areas from 5 acres to 1.5 acres and 1 acre for the eastern and western lots, respectively.
Proposal: To split a new 1-acre lot from an existing 2.5-acre lot.
Applicant(s): Joshua & Shandra Basil
421 Rathmell Road
Lockbourne, Ohio 43137
Attorney/Agent: Joseph and Joseph; c/o S. Kyle Dodderer, Atty.
155 West Main Street, Suite 200
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
20. **Application No.:** **BZA21-024 **APPROVED****
Location: **399 HAUL RD. (43207)**, located at the terminus of Haul Road south of Frank Road. (010-112294; Southwest & Far South Columbus Area Commission).
Existing Zoning: EQ, Excavating and Quarry 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.
Applicant(s): Columbus Limestone, Inc., c/o Laura Comek
17 South High Street
Columbus, Ohio 43215
Attorney/Agent: Laura Comek, Atty.
17 South High Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

21. **Application No.:** **BZA20-120 **APPROVED****
Location: **1219 OAK ST. (43205)**, located on the south side of Oak Street, approximately 310 feet west of Wilson Avenue; (010-019150; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential Low Density District
Request: Variance(s) to Section(s):
3332.14, AR-3 and AR-O area district requirements.
To reduce the lot area for a two-story, two-unit dwelling from 6,000 square feet (3,000 per dwelling unit) to 4,247 square feet.
3333.25, Side or rear yard obstruction.
To allow the side steps to encroach into the required side yard.
3312.49, Minimum number of parking spaces required.
To reduce the number of required parking spaces from four to two.
3333.22, Maximum side yard required.
To reduce the total required side yards from 20% to 19.35%, (from 6.2 feet to 6.0 feet).
3333.23, Minimum side yard permitted.
To reduce the minimum required sides yard from 5.83 feet to 1 foot.
Proposal: To construct a two-unit dwelling.
Applicant(s): 68 LLC, c/o Shea Wilson
103 South 18th Street
Columbus, Ohio 43205
Attorney/Agent: Brian S. Artz, Atty.
560 East Town Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov