

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MAY 25, 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, MAY 25th, 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.:** [BZA20-074](#)
Location: **3487 WESTERVILLE RD. (43224)**, located on the west side of Westerville Road, approximately 200 feet south of Woodsedge Road (010-087435; Northeast Area Commission).
Existing Zoning: L-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: To add screening and legitimize existing conditions for a portable building.
Applicant(s): HMD Investment Properties; c/o Brahim Djafi
2491 East Dublin-Granville Road
Columbus, Ohio 43229
Attorney/Agent: Terrain Evolution; c/o Mike Williamson, P.E.
720 East Broad Street, Suite 203
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBBennetch@Columbus.gov

- 02. Application No.:** [BZA20-118](#)
- Location:** **560 CLAYCRAFT RD. (43230)**, located at the terminus of Claycraft Road, approximately 1,960 feet southwest of Morrison Road (010-299636; None).
- Existing Zoning:** M, Manufacturing District
- Request:** Variance(s) to Section(s):
3392.10(b), Performance requirements.
To increase the material pile height from 10 feet to 40 feet.
- Proposal:** To allow pile heights up to 40 feet on the site.
- Applicant(s):** 560 Claycraft LLC
560 Claycraft Road
Columbus, Ohio 43230
- Attorney/Agent:** Valerio Dalicandro
3497 Summit Road
Pataskala, Ohio 43062
- Property Owner(s):** Applicant
- Planner:** Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
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- 03. Application No.:** [BZA20-128](#)
- Location:** **300 KELTON AVE. (43205)**, located on the east side of Kelton Avenue, approximately 90 feet north of Bryden Road (010-001700; Near East Area Commission).
- Existing Zoning:** R-3, Residential District
- Request:** Variance(s) to Section(s):
3332.21(F), Building lines.
To reduce the required building line along Kelton Avenue from 10 feet to 7 feet.
3332.26(F), Minimum side yard permitted.
To reduce the north side yard from 5.33 feet to 3.0 feet and to reduce the south side yard from 5.33 feet to 2 feet to accommodate parking.
3332.27, Rear yard.
To reduce the required rear yard from 25% to 20%.
- Proposal:** To construct a single-unit dwelling.
- Applicant(s):** Tuxedo Holdings, LLC; c/o Dave Perry
411 East Town Street; 1st Floor
Columbus, Ohio 43215
- Attorney/Agent:** Donald Plank, Atty.
411 East Town Street; 2nd Floor
Columbus, Ohio 43215
- Property Owner(s):** Tuxedo Holdings, LLC; c/o Jon Lorenz
350 East 1st Avenue, Suite 120
Columbus, Ohio 43201
- Planner:** Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

04. Application No.: [BZA21-018](#)
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

05. Application No.: [BZA21-020](#)
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 13' x 13'.
3332.06, R-rural area district requirements.
To reduce the lot area from 5 acres to .54 acres (23,800 sq.ft.)
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

06. **Application No.:** [BZA21-021](#)
Location: **304 WOODLAND AVE. (43203)**, located at the southeast corner of Woodland Avenue and Greenway Avenue (010-009498; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential Low-Density District
Request: Variance(s) to Section(s):
3312.21(D)(1), Landscaping and screening.
To reduce the required landscaped buffer width from 4 feet to 3 feet on the south side of the parking lot.
3312.27(3), Parking setback line.
To reduce the Woodland Avenue parking setback from 15 feet to 10 feet.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 41 to 28.
3333.11, ARLD area district requirements.
To reduce the required area per dwelling unit from 2,500 square feet to 887 square feet.
3333.18(C), Building lines.
To reduce the building setback lines for Woodland Avenue and Greenway Avenue from 25 feet to 15 feet and 14 feet, respectively.
Proposal: To construct a 24-unit apartment building.
Applicant(s): Samuel E. McDaniel, c/o Dave Perry
411 East Town Street, Floor 1
Columbus, Ohio 43215
Attorney/Agent: Donald Plank, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Samuel E. McDaniel,
69 Miami Avenue, Unit C
Columbus, Ohio 43203
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
07. **Application No.:** [BZA21-026](#)
Location: **1053 OAK ST. (43205)**, located on the south side of Oak Street, approximately 70 feet east of South 22nd Street. (010-006851; Near East Area Commission.).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements.
To reduce the required lot width from 50 feet to 30.5 feet.
3332.13, R-3 area district requirements.
To reduce lot area from 5,000 square feet to 4,178.5 square feet.
Proposal: To split a lot.
Applicant(s): Alisa M. Becker
1311 Belcross Drive
New Albany, Ohio 43051
Attorney/Agent: Access Title, c/o Shelly B. Long
130 E. Main Street
New Albany, Ohio 43051
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

08. **Application No.:** [BZA21-027](#)
Location: **414 JUNCTION CROSSING DR. (43213)**, located at the northeast corner of Junction Crossing Drive and Casado Drive (520-292412; Far East Area Commission).
Existing Zoning: PUD-8, Planned Unit Development-8 District
Request: Variance(s) to Section(s):
3345.07, Contents of application for establishment of PUD.
To reduce the rear yard setback from 20 feet to 12 feet.
Proposal: To build a 12' x 16' replacement rear deck with stairs.
Applicant(s): Willie Price
414 Junction Crossing Drive
Columbus, Ohio 43213
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov
09. **Application No.:** [BZA21-028](#)
Location: **4150-4207 WORTH AVE. (43219)**, located at the northeast corner of Stelzer Road and Laet Drive (010-147168; Northeast Area Commission).
Existing Zoning: CPD, Commercial Planned Development District
Request: Special Permit(s) to Section(s):
3389.12, Portable building.
To grant a special permit for a portable building.
Proposal: To install a pop-up portable building within Easton.
Applicant(s): DHL Express; c/o Kelly Shepard
1210 South Pine Island Road
Plantation, Florida 33324
Attorney/Agent: None
Property Owner(s): Easton Gateway, LLC
4016 Tonsfair Way, Suite 201
Columbus, Ohio 43219
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
10. **Application No.:** [BZA21-030](#)
Location: **364 E. TULANE RD. (43202)**, located on the north side of East Tulane Road, approximately 53 feet east of Esmond Street (010-077481; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage.
To increase the maximum height of a garage from 15 feet to 25 feet.
Proposal: To construct a detached two-car garage.
Applicant(s): Brandon & Regan Schnug
364 East Tulane Road
Columbus, Ohio 43202
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

11. **Application No.:** [BZA21-031](#)
Location: **6130 WEXFORD PL. (43228)**, located at the north east corner of Wrothston Drive and Wexford Place. (560-226917; Far West Side Area Commission).
Existing Zoning: L-R-2, Limited Residential District
Request: Variance(s) to Section(s):
3321.05(A,2), Vision clearance.
To increase the height and opacity of a privacy fence located in a required yard from 2 and one-half feet to 6 feet and from 25 percent opacity to 100 percent opacity.
3332.21(A), Building lines.
To reduce the platted building line along Wrothston Drive from 25 feet to 8 feet.
Proposal: To legitimize the location of a privacy fence and shed.
Applicant(s): Joshua D. Eastman
6130 Wexford Place
Columbus, Ohio 43225
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
12. **Application No.:** [BZA21-032](#)
Location: **40 E. WHITTIER ST. (43206)**, located on the north side of East Whittier Street, approximately 63 feet east of South Pearl Street (010-051738; German Village Commission).
Existing Zoning: R-2F, 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 replace the existing detached garage.
Applicant(s): Thomas A. Robinson; c/o Dave Perry
411 East Town Street; 1st Floor
Columbus, Ohio 43215
Attorney/Agent: Donald Plank, Atty.
411 East Town Street, Floor 2
Columbus, Ohio 43215
Property Owner(s): Thomas A. Robinson & Laura C. Hart
40 East Whittier Street
Columbus, Ohio 43206
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

13. **Application No.:** [BZA21-033](#)
Location: **1350 HAMLET ST. (43201)**, located on the east side of Hamlet Street, approximately 185 feet north of East 7th Avenue (010-077889; University Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3325.805, Maximum Floor Area Ratio (FAR).
To increase the maximum floor area ratio from 0.40 to 0.53.
Proposal: To construct a single-unit dwelling on a vacant lot.
Applicant(s): New City Homes; c/o Sean Knoppe
PO Box 732
Worthington, Ohio 43085
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBBennetch@Columbus.gov