

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
MARCH 25, 2014**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, MARCH 25, 2014 at 6:00 P.M.** in the First Floor Hearing Room of the Department of Building & Zoning Services, 757 Carolyn Avenue.

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. Specific case information may be obtained by contacting the Department of Building & Zoning Services, 757 Carolyn Avenue, 645-4522.

**SPECIAL NOTE TO THE APPLICANT:** It is important that you or your representative be present at the public hearing. It is the rule of the Board to dismiss an application when a representative is not present.

**SIGN LANGUAGE INTERPRETER:** An interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Department of Building and 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 contact Dick Makley, Department of Building and Zoning Services at 645-4522, or TDD 645-3293.

1. **Application No.:** 14310-00015  
**Location:** 4345 CLEVELAND AVENUE (43224), located on the west side of Cleveland Ave., approximately 446 ft. south of Morse Rd.  
**Area Comm./Civic:** Northland Community Council  
**Existing Zoning:** C-3, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of additional parking spaces from 38 to 0. (76 spaces provided.)  
**Proposal:** To convert a retail store into a church.  
**Applicant(s):** Timothy J. McGrath  
575 S. Third St.  
Columbus, Ohio 43215  
**Property Owner(s):** Mt. Sinai Church of God in Christ  
4345 Cleveland Ave.  
Columbus, Ohio 43224  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

2. **Application No.:** 14310-00018  
**Location:** 771 NORTH HIGH STREET (43215), located on the west side of North High Street, approximately 220 feet south of Hubbard Avenue.  
**Area Comm./Civic:** Victorian Village Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum number of parking spaces.  
To reduce the number of additional parking spaces from 13 to 0.  
**Proposal:** To convert a retail space to a restaurant.  
**Applicant(s):** Native Cold Pressed, c/o Matt Canterbury, M+A Architects  
771-A North High Street  
Columbus, Ohio 43215  
**Property Owner(s):** CMH Midtown Properties, LLC  
861 North High Street  
Columbus, Ohio 43215  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
3. **Application No.:** 14310-00019  
**Location:** 7744 SAWMILL ROAD (43016), located at the southeast corner of Saltergate Dr. & Sawmill Rd.  
**Area Comm./Civic:** Far Northwest Coalition  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To increase the maximum number of parking spaces provided from 15 to 25. (10 spaces.)  
**Proposal:** To raze and rebuild a bank building.  
**Applicant(s):** Brian Quackenbush; c/o E.M.H. & T.  
5500 New Albany Rd., E.  
Columbus, Ohio 43054  
**Property Owner(s):** Olde Sawmill Shopping Center  
250 Civic Center Dr., Suite 500  
Columbus, Ohio 43215  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

4. **Application No.:** 14310-00020  
**Location:** 3777 SHATTUCK AVENUE (43220), located on the east side of Shattuck Avenue, approximately 600 feet south of Highland Drive.  
**Area Comm./Civic:** None  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variance(s) to Section(s):  
3332.27, Rear yard.  
To reduce the rear yard from 25% to 18%  
3321.01(A), Dumpster.  
To allow a dumpster in the required rear yard.  
**Proposal:** To raze and rebuild an elementary school.  
**Applicant(s):** Steve Dzurainin, Fannin Howey Associates, Inc.  
4930 Bradenton Avenue  
Dublin, Ohio 43017  
**Property Owner(s):** Capital Improvements Office, Columbus City Schools  
889 East 17th Avenue  
Columbus, Ohio 43211  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
5. **Application No.:** 14310-00023  
**Location:** 349 WEST 8TH AVENUE (43201), located on the south side of W. 8th Ave., 35.6 ft. east of Michigan Ave.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variances(s) to Section(s):  
3332.15, R-4 area district requirements.  
To reduce the required lot area for a two-story, two-family dwelling from 6,000 sq. ft. to 3,802 sq. ft.  
3332.05, Area district lot width requirements.  
To reduce the minimum lot width from 50 ft. to 35.60 ft.  
3372.542, Maximum lot coverage.  
To increase the allowable lot coverage from 25% of the lot area to 34% of the lot area.  
3372.544, Maximum floor area.  
To increase the maximum total calculated for floor area permitted by using a 0.40 floor area ratio to using a 0.58 floor area ratio.  
**Proposal:** To construct an additional dwelling unit to an existing single-family dwelling.  
**Applicant(s):** Buckeye Real Estate; c/o Donald Plank, Plank Law Firm  
145 E. Rich St., Fl. 3  
Columbus, Ohio 43215  
**Property Owner(s):** Connected Properties, Ltd. & Connected Properties II, Ltd.; c/o Donald Plank, Plank Law Firm  
145 E. Rich St., Fl. 3  
Columbus, Ohio 43215  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

6. **Application No.:** 14310-00024  
**Location:** 343-345 WEST 8TH AVENUE (43201), located on the south side of W. 8th Ave., 71.2 ft. east of Michigan Ave.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variances(s) to Section(s):  
3372.541, Landscaped area and treatment.  
To reduce the minimum 10% of the lot area to be planted and maintained with grass and/or other live vegetation to 6% located behind the most rear portion of the principal residential building.  
3372.542, Maximum lot coverage.  
To increase the allowable lot coverage from 25% of the lot area to 32% of the lot area.  
3372.544, Maximum floor area.  
To increase the maximum total calculated for floor area permitted by using a 0.40 floor area ratio to using a 0.49 floor area ratio.  
**Proposal:** To construct an additional dwelling unit to an existing two-family dwelling.  
**Applicant(s):** Buckeye Real Estate; c/o Donald Plank, Plank Law Firm  
145 E. Rich St., Fl. 3  
Columbus, Ohio 43215  
**Property Owner(s):** Connected Properties, Ltd. & Connected Properties II, Ltd.; c/o Donald Plank, Plank Law Firm  
145 E. Rich St., Fl. 3  
Columbus, Ohio 43215  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
7. **Application No.:** 14310-00027  
**Location:** 368 WEST PARK AVENUE (43223), located at the terminus of West Park Avenue, approximately 170 feet south of Sullivant Avenue.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.43, Required surface for parking.  
To allow a gravel parking surface.  
**Proposal:** To continue the use of a gravel parking area.  
**Applicant(s):** All Star LP, c/o Norman L. Tracy  
5135 US HWY 40  
West Jefferson, Ohio 43162  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

8. **Application No.:** 13310-00905  
**Location:** 2205 PARSONS AVE. (43207), located on the west side of Parsons Avenue, approximately 540 feet south of Hosack Street.  
**Area Comm./Civic:** Southside Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit & Variances(s) to Section(s):  
3389.07, Impound lot, junk yard or salvage yard.  
To establish a metal recycling operation  
3389.12, Portable building.  
To allow a portable building to serve as an office and break room.  
3363.41, Storage.  
To not provide screening of the junk or salvage yard.  
3363.41, Storage.  
To reduce the setback of a junk and salvage yard to residential zoning from 600 feet to 370 feet and 400 feet from residentially zoned property on the south side of Hosack Street  
3312.21(A), Landscaping and Screening  
To not provide landscaping for the 22 space parking lot.  
3312.43, Required Surface for Parking  
To not provide an improved surface for parking.  
3392.10(B),(E), Performance Requirements  
To increase the height of piled materials from 10 feet to 40 feet and to maintain a minimum of 8 feet between piles.  
**Proposal:** To allow a salvage recycling facility to continue operations.  
**Applicant(s):** PSC Metals, Inc. c/o Donald Plank, Attorney, Plank Law Firm  
145 E Rich Street  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
9. **Application No.:** 14310-00122  
**Location:** 4480 BRIDGEWAY AVENUE (43219), located along the north side of Bridgeway Ave., east of Goshen Ln.  
**Area Comm./Civic:** None  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.27, Parking setback line.  
To reduce the required parking setback from 25 ft. to 10 ft.  
**Proposal:** To construct an office/warehouse building.  
**Applicant(s):** Todd Sloan; c/o The Daimler Group, Inc.  
1533 Lake Shore Dr.  
Columbus, Ohio 43204  
**Property Owner(s):** Robin Holderman; c/o Columbus Regional Airport Authority  
4600 International Gateway  
Columbus, Ohio 43219  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**10. Application No.:** 13310-00863  
**Location:** 122 PARSONS AVE. (43207), located at the southeast corner of Parsons Avenue and Gustavus Lane.  
**Area Comm./Civic:** Near East Area Commission  
**Existing Zoning:** ARLD, Apartment Residential-Low Density District  
**Request:** Variance(s) to Section(s):  
3333.11, ARLD area district requirements  
To reduce the required lot area per dwelling unit from 2500 sq.ft. to per unit to 1200 sq.ft. per unit.  
3333.16, Fronting  
To permit buildings to not front on a public street.  
3333.255, Perimeter yard  
To reduce the perimeter yard width from 18 feet to 0 (zero) feet.  
**Proposal:** To construct 3 multi-unit buildings.  
**Applicant(s):** Woods Development Group, c/o Michael Woods  
4200 Regent Street, Suite 200  
Columbus, Ohio 43219  
**Property Owner(s):** Richard Frost, Jr.  
6500 Huntley Road  
Columbus, Ohio 43229  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)