

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
APRIL 22, 2014**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, APRIL 22, 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.

**Meeting Accommodations:** It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-7671 or email [raisbell@columbus.gov](mailto:raisbell@columbus.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- Application No.:** 14310-00069  
**Location:** 376 EAST BECK STREET (43206), located at the northeast corner of Briggs St. & E. Beck St.  
**Area Comm./Civic:** German Village  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.27, Rear yard.  
To reduce the required rear yard from 25% of the total yard area to 19.15% of the total yard area.  
**Proposal:** To construct an addition and attached garage to an existing single-family dwelling.  
**Applicant(s):** William Hugus; c/o William Hugus Architects, Ltd.  
750 Mohawk St.  
Columbus, Ohio 43206  
**Property Owner(s):** George J. Lekorenos  
376 E. Beck St.  
Columbus, Ohio 43206  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

2. **Application No.:** 14310-00079  
**Location:** 909 WEST 5th AVENUE (43212), located on the southeast corner of West 5th Avenue and Delashmut Avenue.  
**Area Comm./Civic:** 5th by Northwest Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of required parking spaces from 45 to 16.  
**Proposal:** To expand an existing brewery/restaurant and add a patio.  
**Applicant(s):** Geoff Towne- Zauber Brewing Company  
909 West 5th Avenue  
Columbus, Ohio 43212  
**Property Owner(s):** 909 West 5th Avenue Ltd.  
3169 Walkerview Drive  
Hilliard, Ohio 43026  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
3. **Application No.:** 14310-00083  
**Location:** 228-232 WEST 2nd AVENUE (43201), located on the north side of West 2nd Avenue, approximately 80 ft. east of Highland Street.  
**Area Comm./Civic:** Victorian Village Commission  
**Existing Zoning:** ARLD, Apartment Residential Low Density District  
**Request:** Variance(s) to Section(s):  
3333.23, Minimum side yard permitted.  
To reduce the minimum side yard from 5 ft to 3 ft.  
**Proposal:** To construct two single family dwellings.  
**Applicant(s):** MM Development, c/o Michael Mahaney  
1499 Perry Street  
Columbus, Ohio 43201  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

4. **Application No.:** 14310-00085  
**Location:** 160 THURMAN AVENUE (43206), located on the north side of Thurman Ave., 173.5 ft. east of S. 4th St.  
**Area Comm./Civic:** German Village  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38, Private garage.  
To construct a detached garage with an overall height of 23 ft., 4 in., exceeding the allowable 15 ft. in height for the purpose of creating habitable space to be used as a bedroom.  
3332.35, Accessory building.  
To allow an accessory building that is not ordinarily appurtenant to a specifically permitted principal use of a single-family dwelling.  
**Proposal:** To construct a detached garage with habitable space on the second floor.  
**Applicant(s):** C.J. Andrews; c/o Mode Architects  
174 Thurman Ave.  
Columbus, Ohio 43206  
**Property Owner(s):** Joshua Zimmerman  
160 Thurman Ave.  
Columbus, Ohio 43206  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
5. **Application No.:** 14310-00086  
**Location:** 132 SOUTH CHESTERFIELD ROAD (43209), located at the northeast corner of South Chesterfield and Elbern Avenue  
**Area Comm./Civic:** None  
**Existing Zoning:** R-1, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(G), Private garage.  
To increase the height of a garage from 15 feet to 21 feet.  
3332.21, Building lines  
To reduce the building line from 25 feet to 10 feet.  
3321.05, Vision clearance.  
To allow an opaque fence to sit in the vision clearance triangle of a street and an alley.  
**Proposal:** To construct a 624 sq.ft. detached garage.  
**Applicant(s):** Shawn McNeil  
370 Charleston Avenue  
Columbus, Ohio 43214  
**Property Owner(s):** Bradford Colegate & Andrew Mitchell  
132 South Charleston Avenue  
Columbus, Ohio 43209  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

6. **Application No.:** 14310-00087  
**Location:** 4109 OLENTANGY RIVER ROAD (43214), located on the west side of Olentangy River Road, approximately 300 feet north of Garrett Drive.  
**Area Comm./Civic:** None  
**Existing Zoning:** RR, Rural Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(F), Private garage.  
To increase the area devoted to a garage from 720 sq.ft. to 1203.9 sq.ft.  
3332.38(G), Private garage.  
To increase the height of a garage from 15 ft to 29 ft 6 in.  
3332.38(H), Private garage.  
To allow habitable space in the second story of a detached garage.  
**Proposal:** To construct a 29 ft 6 in. tall, 1203.9 sq.ft. detached garage with habitable space in the second floor.  
**Applicant(s):** Juliet Bullock Architects, LLC  
1182 Wyandotte Road  
Columbus, Ohio 43212  
**Property Owner(s):** Chad E. Carpenter & Robert Andrew Haines  
4109 Olentangy River Road  
Columbus, Ohio 43214  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
7. **Application No.:** 14310-00088  
**Location:** 577 CEDAR ALLEY (43206), located at the southwest corner of Berger Al. & Cedar Al.  
**Area Comm./Civic:** German Village  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3391.05, Limits to modifications of nonconforming structures.  
To allow the expansion of a non-conforming structure to be greater than 50% of the original structure.  
**Proposal:** To construct an addition to a non-conforming structure.  
**Applicant(s):** Michele K. Laron  
4009 James River Rd.  
New Albany, Ohio 43054  
**Property Owner(s):** Ellisar Group, L.L.C.  
4009 James River Rd.  
New Albany, Ohio 43054  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

8. **Application No.:** 14310-00092  
**Location:** 2080 CLEVELAND AVENUE (43211), located on the east side of Cleveland Avenue, approximately 110 feet north of Duxberry Avenue.  
**Area Comm./Civic:** South Linden Area Commission  
**Existing Zoning:** AR-O, Apartment Residential Office District  
**Request:** Variances(s) to Section(s):  
3333.24, Rear yard.  
To reduce the required rear yard from 1050 sq.ft. to 388 sq.ft.  
**Proposal:** To construct an addition to an existing office.  
**Applicant(s):** Trevor Williams  
7949 Chapel Stone Road  
Blacklick, Ohio 43211  
**Property Owner(s):** Ken Crump, Building Lives Outreach Center, LLC  
1584 Minnesota Avenue  
Columbus, Ohio 43211  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
9. **Application No.:** 14310-00094  
**Location:** 5026 NORTH HIGH STREET (43216), located on the east side of N. High St., approximately 800 ft. north of Morse Rd.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances(s) to Section(s):  
3372.705, Building design standards.  
To provide a primary side entrance in lieu of a front entrance door.  
**Proposal:** To remodel an existing fast food restaurant.  
**Applicant(s):** Charles Wertz; c/o Shremshock Architects  
6130 S. Sunbury Rd.  
Westerville, Ohio 43081  
**Property Owner(s):** The Wendy's Co.; c/o David Milne  
One David Thomas Blvd.  
Dublin, Ohio 43017  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)