

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

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JULY 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 at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

1. **Application No.:** **14310-00196**
 Location: **2507 MOCK ROAD (43219)**, located on the south side of Mock Rd., approximately 350 ft. west of Bar Harbor Rd.
 Area Comm./Civic: North Central Area Commission
 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3389.14, Monopole telecommunication antennas.
 To reduce the required setback of a 140 ft. monopole tower from residential zoning districts from 200% of the height of the tower (280 ft.) to approximately 57% of the height of the tower or 80 ft. to Mock Park on the north (a 200 ft. reduction) and to reduce the setback of the monopole tower from 200% of the height of the tower (280 ft.) to approximately 182% or 256 ft. (a 24 ft. reduction) from the west property line. Also, not to provide hedges or other plantings that reach a minimum height of 5 ft. and 75% opacity to screen the associated equipment building that serves the antenna. An 8 ft. high solid wood fence is proposed, instead.
 Proposal: To construct a 140 ft. tall telecommunications antenna within a flag pole.
 Applicant(s): New Par, d.b.a. Verizon Wireless; c/o David Minger
 7575 Commerce Ct.
 Lewis Center, Ohio 43035
 Property Owner(s): Living Faith Apostolic Church; c/o Bishop Edgar A. Posey
 2181 Mock Rd.
 Columbus, Ohio 43219
 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

2. **Application No.:** 14310-00212
Location: 1200 VERA PLACE (43204), located at the terminus of Vera Dr. & El Toro Dr. (West of Hague Ave. and north of El Paso Dr.)
Area Comm./Civic: None
Existing Zoning: R, Rural District
Request: Variance(s) to Section(s):
3332.040, Agricultural and stable standards.
To permit the establishment of an agricultural use and farming of a vacant, 3.65 acre parcel of land.
Proposal: To allow the farming of a 3.65 acre parcel.
Applicant(s): Kevin & Christy Tschantz
3054 El Paso Dr.
Columbus, Ohio 43204
Property Owner(s): Same as owner.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
3. **Application No.:** 14310-00223
Location: 1224 SOUTH HIGH STREET (43207), located on the east side of South High Street, approximately 50 ft. north of Hanford Street.
Area Comm./Civic: Columbus Southside 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 minimum number of additional parking spaces from 6 to 0 (9 on site).
Proposal: To convert an art gallery to a billiards hall.
Applicant(s): Ran Dezalovski
3128 E. 17th Avenue
Columbus, Ohio 43219
Property Owner(s): Dezalovsky & Tall, LLC
3252 Mann Road
Blacklick, Ohio 43004
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4. **Application No.:** 14310-00235
Location: 3022 CRESCENT DRIVE (43204), located on the north side of the intersection of Huron Ave. & Crescent Dr.
Area Comm./Civic: Greater Hilltop Area Commission
Existing Zoning: R-3, Residential District
Request: Variances(s) to Section(s):
3332.38, Private garage.
To increase the allowable area devoted to garage space from 720 sq. ft. to 1,300 sq. ft.
3332.27, Rear yard.
To reduce the required rear yard area from 25% of the total lot area (2,946.5 sq. ft.) to 17.25% of the total lot area (2,035 sq. ft.). (Note: Existing rear yard is non-conforming at 22.87% or 2,695 sq. ft.).
- Proposal:** To construct a 660 sq. ft., attached garage.
Applicant(s): Susan N. Hayes, Atty.
5878 N. High St.
Worthington, Ohio 43085
- Property Owner(s):** James Jr. & Kathy Malott
3022 Crescent Dr.
Columbus, Ohio 43204
- Case Planner:** Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
5. **Application No.:** 14310-00232
Location: 3431 SOCIETY HILL COURT (43219), located at the terminus of Society Hill Court. (Vicinity of Patriot Blvd. & Sunbury Rd.)
Area Comm./Civic: Northeast Area Commission
Existing Zoning: RR, Rural Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable area devoted to garage space from 720 sq. ft. to 1,296 sq. ft.
- Proposal:** To construct a 936 sq. ft., detached garage.
Applicant(s): Duane L. & Judy A. Marbury
3431 Society Hill Ct.
Columbus, Ohio 43219
- Property Owner(s):** Same as owner.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

6. **Application No.:** 14310-00236
Location: 783 SUMMIT STREET (43215), located on the west side of Summit St., approximately 137 ft. north of Warren St.
Area Comm./Civic: Italian Village Commission
Existing Zoning: R-3, Residential District
Request: Variances(s) to Section(s):
3309.14, Height districts.
To increase the allowable overall height of a single-family dwelling from 35 ft. to 36 ft.
3332.21, Building lines.
To reduce the minimum setback of a single-family dwelling from 10 ft. to 5 ft.
3312.25, Maneuvering.
To not provide sufficient maneuvering area to access a parking space. (17 ft. is provided; 20 ft. is required.)
3332.18, Basis of computing area.
To increase the area of lot coverage allowed from 50% of the total lot area (1,787 sq. ft.) to 55% (1,968 sq. ft.) of the total lot area.
3332.28, Private garage.
To increase the allowable height of a detached garage from 15 ft. to 24 ft. 7-1/8 in.
Proposal: To construct a single-family dwelling and detached garage on a non-conforming parcel.
Applicant(s): Peter & Ingrid Navarro
779 Summit St.
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

7. **Application No.:** 14310-00237
Location: 703 PARSONS AVENUE (43206), located at the Northwest Corner of Parsons Avenue and Elsmere Street
Area Comm./Civic: Columbus Southside 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 minimum number of additional parking spaces from 10 to 0 (8 on site).
3312.21(D), Landscaping and screening
To not provide screening with plantings (fence only).
3372.604(B), Setback requirements.
To reduce the minimum setback for parking lots from 5 ft. to 2 ft. 6 in.
3372.605(B), Building design standards.
To reduce the width of the principal building from 60% to 55% of the lot width
3372.605(D), Building design standards.
To reduce the area between 2 ft. and 10 ft. from 60% to 25% glass.
3372.605(E,3), Building design standards.
To reduce the percentage of glass on the second floor from 25% to 20%
3372.607(A,2) Landscaping and screening.
To reduce the required three-foot wide landscaped area along either side of the fence to 2 ft. (east) and 2 ft. 6 inches (west).
Proposal: A change of use from 2 story multi-family to a first floor bar and restaurant with multi-family above.
Applicant(s): Amy Lauerhass, Architect
753 Francis Avenue
Bexley, Ohio 43209
Property Owner(s): Jimmy Dragich
1165 Aroya Court
New Albany, Ohio 43054
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

8. **Application No.:** 14310-00238
Location: 6481 CENTRAL COLLEGE ROAD (43054), located on the south side of Central College Road, approximately 154 ft. east of New Albany Road East.
Area Comm./Civic: Northland Community Council
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3312.11, Drive-up stacking area.
To not provide a by-pass lane for stacked vehicles at a drive thru window.
Proposal: To construct a new fast food restaurant.
Applicant(s): The CL Companies
114 Dorchester Square
Westerville, Ohio 43081
Property Owner(s): New Albany TB, LLC
114 Dorchester Square
Westerville, Ohio 43081
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
9. **Application No.:** 14310-00239
Location: 20 EAST 13th AVENUE (43201), located at the north east corner of East 13th Avenue and High Street
Area Comm./Civic: 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 minimum number of additional parking spaces from 3 to 0 (0 on site).
Proposal: To construct an addition to an existing restaurant.
Applicant(s): Richard G. Butz, Architect
5940 North High Street
Worthington, Ohio 43085
Property Owner(s): Sam and Fadi Michael
20 East 13th Avenue
Columbus, Ohio 43201
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

10. **Application No.:** 14310-00240
Location: 27 - 27-1/2 SMITH PLACE (43201), located at the southwest corner of Wall Al. & Smith Pl.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3372.544, Maximum floor area.
To increase the maximum floor area ratio from 0.40 calculated floor area ratio to 0.49 calculated floor area ratio for a building addition.
Proposal: To construct a building addition to an existing two-family dwelling.
Applicant(s): Jeffrey P. Brown
27-1/2 Smith Pl.
Columbus, Ohio 43201
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
11. **Application No.:** 14310-00241
Location: 1251 DUBLIN ROAD (43215), located on the west side of Dublin Road, approximately 1600 feet north of Watermark Drive.
Area Comm./Civic: None
Existing Zoning: C-2, 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 3 to 0 (47 on site).
Proposal: To add a patio to an existing office building.
Applicant(s): Brent Racer, Architect
4740 Reed Road
Upper Arlington, Ohio 43220
Property Owner(s): Dr. Lawrence A. Lynn
1251 Dublin Road
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
12. **Application No.:** 14310-00297
Location: 5706 ALLIANCE WAY (43228), located on the north side of Alliance Way, approximately 160 feet east of Bellow Falls Place.
Area Comm./Civic: None
Existing Zoning: NG, Neighborhood General District
Request: Variance(s) to Section(s):
3320.19(B,4), Private buildings.
To allow a dwelling to front on a road that is not parallel to the chord of a curved street in the Neighborhood General District.
Proposal: To construct a single family dwelling.
Applicant(s): Dominon Homes, Inc., c/o Steve Peck
4900 Tuttle Crossing Blvd.
Dublin, Ohio 43016
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350

13. **E-mail:** JFFreise@Columbus.gov
Application No.: 14310-00298
Location: 5759, 5767, 5775 PITTSFORD DRIVE (43081), located on the west side of Pittsford Drive, between Follensby and Deensborough Drive.
Area Comm./Civic: None
Existing Zoning: NE, Neighborhood Edge District
Request: Variance(s) to Section(s):
3320.19(B,4), Private buildings.
To allow a dwelling to front on a road that is not parallel to the chord of a curved street in the Neighborhood Edge District.
3320.19(B,5), Private buildings.
To reduce the building facades along the frontage line from 30% to 0%.
Proposal: To construct 3 single family dwellings.
Applicant(s): Dominon Homes, Inc., c/o Steve Peck
4900 Tuttle Crossing Blvd.
Dublin, Ohio 43016
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
14. **Application No.:** 14310-00299
Location: 5393 SALT RIVER STREET (43016), located on the south side of Salt River street, approximately 200 feet east of Wabash River Street.
Area Comm./Civic: None
Existing Zoning: NE, Neighborhood Edge District
Request: Variance(s) to Section(s):
3320.19 (B,4), Private buildings.
To allow a dwelling to front on a road that is not parallel to the chord of a curved street in the Neighborhood Edge District.
3320.19(B,5), Private buildings.
To reduce the building facades along the frontage line from 30% to 0%.
Proposal: To construct a single family dwelling.
Applicant(s): Dominon Homes, Inc., c/o Steve Peck
4900 Tuttle Crossing Blvd.
Dublin, Ohio 43016
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

HOLDOVER CASES:

15. **Application No.:** 14310-00164
Location: 1341 NORTON AVENUE (43212), located on the west side of Norton Ave., approximately 242 ft. north of W. 3rd Ave.
Area Comm./Civic: Fifth 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 required number of additional parking spaces from 12 to 0. (107 spaces will be provided.)
Proposal: To convert a mixed manufacturing and office use into strictly an office use.
Applicant(s): Grandview 1341 L.L.C.; c/o Thomas Sampson; Behal, Sampson, Dietz, Inc.
990 W. 3rd Ave.
Columbus, Ohio 43212
Property Owner(s): Grandview 1341 L.L.C.; c/o Edward Friedman
536 S. Wall St.
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
16. **Application No.:** 14310-00143
Location: 1200 WEST THIRD AVENUE (43212), located on the north side of West Third Avenue, approximately 130 feet east of Doten Avenue.
Area Comm./Civic: Fifth by Northwest 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 minimum number of additional parking spaces from 2 to 0.
Proposal: To expand an existing patio by 148 sq.ft.
Applicant(s): James Woodland, III
1200 West Third Avenue
Columbus, Ohio 43212
Property Owner(s): IEZZI Properties, LLC
PO Box 20307
Columbus, Ohio 43220
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

17. **Application No.:** 14310-00172 (*RECONSIDERATION*)
Location: 866 NORTH PEARL STREET (43215), located at the northeast corner of Prescott & Pearl St.
Area Comm./Civic: Italian Village Commission
Existing Zoning: AR-1, Apartment Residential District
Request: Variances(s) to Section(s):
3333.23, Minimum side yards permitted.
To reduce the minimum side yard from 5 ft. to 2 ft.
Proposal: To construct a 24 unit apartment building.
Applicant(s): Borrer Properties; c/o Michael T. Shannon
500 S. Front St., Suite 1200
Columbus, Ohio 43215
Property Owner(s): Pearl and Prescott, L.L.C.; c/o Michael T. Shannon
500 S. Front St., Suite 1200
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
18. **Application No.:** 14310-00254
Location: 816 EAST NORTH BROADWAY (43224), located on the north side of E. North Broadway, approximately 240 ft. west of Reis Ave.
Area Comm./Civic: North Linden Area Commission
Existing Zoning: R-3, Residential District
Request: Variances(s) to Section(s):
3312.27, Parking setback line.
To reduce the required parking setback from 25 ft. to 6 ft. (19 ft.)
3312.25, Maneuvering.
To provide insufficient maneuvering space to access a parking space; to reduce the actual amount of maneuvering space from 20 ft. to 13 ft.
3321.07, Landscaping.
To allow a parking space to be established in the required landscape area between the building line and the street right-of-way.
3321.05, Vision clearance.
To allow a vehicle to be parked at a setback of 6 ft. from the right-of-way instead of 10 ft. from the right-of-way.
3312.43, Required surface for parking.
To permit the use of gravel for a parking space instead of asphalt, concrete or another approved surface.
Proposal: To establish a parking space in the required front yard of a single-family dwelling.
Applicant(s): Rachel Bokor
816 E. North Broadway
Columbus, Ohio 43224
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

19. **Application No.:** 14310-00263
Location: 982 MARION ROAD (43207), located on the north side of Marion Road approximately 320 feet west of Linwood Road.
Area Comm./Civic: Columbus Southside Area Commission
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.38(F,G), Private garage.
To increase the lot area devoted to a private garage from 720 sq.ft. to 4,432 sq.ft. and to increase the height from 15 feet to 30 feet.
Proposal: To construct a new 4,000 sq.ft detached pole barn.
Applicant(s): Terri Chun
982 Marion Road
Columbus, Ohio 43207
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
20. **Application No.:** 14310-00302
Location: 172-174 THURMAN AVENUE (43206), located on the north side of Thurman Ave., 208.5 ft. west of Jaeger St.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3332.28, Side or rear yard obstruction.
To allow the placement of an air-conditioner condenser unit beside a detached garage in the required rear yard.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 ft. to 1 ft. for an air-conditioner condenser unit beside the detached garage.
3332.38, Private garage.
To increase the allowable height of a detached garage from 15 ft. to 25 ft. 4 in. (10 ft. 4 in.) and to not attach habitable space above a garage to habitable space in a dwelling.
3332.35, Accessory building.
To allow habitable space above a detached garage that is not ordinarily appurtenant to a specifically permitted principal use (a single-family dwelling).
Proposal: To construct a detached garage with a private gym, above.
Applicant(s): Mark Ours; c/o Mode Architects
174 Thurman Ave.
Columbus, Ohio 43206
Property Owner(s): Mark & Kariann Ours
172 Thurman Ave.
Columbus, Ohio 43206
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

21. **Application No.:** 14310-00310
Location: 5574 RAMBLEWOOD COURT (43235), located on the east side of Ramblewood Court, approximately 50 feet south of Fraley Drive.
Area Comm./Civic: Northwest Civic Association
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 0 feet.
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 10 feet.
Proposal: To install a driveway extension in the side yard and in front of the minimum parking setback.
Applicant(s): David A. and Rebecca F. Winger
5574 Ramblewood Court
Columbus, Ohio 43235
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
22. **Application No.:** 14310-00319
Location: 1017 NORTH 6th STREET (43201), located at the northwest corner of North 6th Street and East 3rd Avenue.
Area Comm./Civic: Italian Village Commission
Existing Zoning: M-2, Manufacturing District
Request: Variance(s) to Section(s):
3391.07 Expansion of nonconforming uses.
To add habitable space to a non-conforming residential use.
Proposal: To construct a 280 sq.ft. addition to single-family dwelling.
Applicant(s): Quinn Fallon and Scott Guiler
1017 North 6th Street
Columbus, Ohio 43201
Property Owner(s): Applicants
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

23. Application No.: 14310-00360
Location: 2629 JOHNSTOWN ROAD (43219), located on the east side of Johnstown Road, approximately 200 feet northeast of Switzer Road.
Area Comm./Civic: East Columbus Civic Association
Existing Zoning: M-2, Manufacturing District
Request: Variance(s) to Section(s):
3367.15(a,c,d), M-2 manufacturing district special provisions.
To reduce the building line and pavement setback along Johnstown Road from 50 ft. to 30 ft. , to reduce the pavement setback along Switzer Avenue from 50 ft. to 0 ft. and to reduce the building setback along Switzer Avenue from 50 ft. to 25 ft.
3312.49 Minimum numbers of parking spaces required.
To reduce the number of additional required parking spaces from 2 to 0 (12 required to 10 provided).
Proposal: To construct a building addition to an upholstering business.
Applicant(s): RAS Civil Engineering, Inc. c/o Richard Sicker, PE
4254 Tuller Road
Dublin, Ohio 43017
Property Owner(s): KDL Properties, LLC c/o Justin McAllister
4160 Randmore Court
Columbus, Ohio 43220
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov