AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
SEPTEMBER 23, 2014

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on 
TUESDAY, SEPTEMBER 23, 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.:** 14310-00485  
   **Location:** 5918 SHARON WOODS BOULEVARD (43229), located on the 
   east side of Sharon Woods Blvd., approximately 325 feet north of E. 
   Dublin-Granville Rd.  
   **Area Comm./Civic:** Northland Community Council  
   **Existing Zoning:** AR-O, Apartment Residential Office 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 
   40 to 0. (58 parking spaces are provided.)  
   **Proposal:** To convert a 11,842 square foot office building into a church. (1,650 
   square feet: sanctuary; 10,192 square feet: offices, classrooms, common 
   and non-assembly space.)  
   **Applicant(s):** Zomi Christian Church; c/o Brent D. Rosenthal; Carlile, Patchen & Murphy, 
   L.L.P.  
   366 E. Broad St.  
   Columbus, Ohio  43229  
   **Property Owner(s):** Sharon Woods, Ltd.; c/o David R. Lessem, Member  
   P.O. Box 13145  
   Fairlawn, Ohio  44334  
   **Case Planner:** Dave Reiss, 645-7973  
   **E-mail:** DJReiss@Columbus.gov
2. **Application No.:** 14310-00499  
**Location:** 7639 HUNTINGTON PARK DRIVE (43235), located on the west side of Huntington Park Dr., approximately 300 feet south of E. Campus View Blvd.  
**Area Comm./Civic:** Far North Columbus Communities Coalition  
**Existing Zoning:** CPD, Commercial Planned District  
**Request:** Variance(s) to Section(s): 3309.14, Height districts.  
To increase the overall allowable height of a building from 35 feet to 60 feet (increase of 25 feet).  
**Proposal:** To construct up to a 60 ft. tall hotel building.  
**Applicant(s):** Corey M. Hoover; c/o Equity Real Estate  
445 Hutchinson Ave., Suite 800  
Columbus, Ohio 43235  
**Property Owner(s):** Shanghi Enterprises, L.L.C.; Jieehun Liu, President  
7765 Wavetree Ct.  
Columbus, Ohio 43235  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

3. **Application No.:** 14310-00503  
**Location:** 292 EAST SYCAMORE STREET (43206), located on the north side of Sycamore Street, approximately 40 feet east of Jaeger Street.  
**Area Comm./Civic:** German Village Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s): 3332.18, Basis of computing area.  
To increase lot coverage from 50% to 54%.  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 3 feet to 1 foot 2.5 inches.  
3332.27 Rear yard.  
To reduce the rear yard from the required 25% (14.5% existing) to 10.5%.  
**Proposal:** To construct an attached garage and room addition.  
**Applicant(s):** Heidi Bolyard, Simplified Living Architecture and Design  
75 South High Street  
Columbus, Ohio 43017  
**Property Owner(s):** Jill Shin and Zarko Piljak  
292 East Sycamore Street  
Columbus, Ohio 43206  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
4. **Application No.:** 14310-00415  
**Location:** 1540 NORTH CASSADY AVENUE (43219), located at the southeast corner of Plaza Properties Blvd. & N. Cassady Ave.  
**Area Comm./Civic:** Northeast Area Commission  
**Existing Zoning:** L-C-4, Limited Commercial 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 9 to 0. (139 spaces are provided.)  
**Proposal:** To allow restaurant uses to occupy a strip center.  
**Applicant(s):** Plaza Properties; c/o Smith & Hale, L.L.C.; Jackson B. Reynolds, III  
37 W. Broad St., Suite 460  
Columbus, Ohio 43215  
**Property Owner(s):** Cassady Retail Ventures, Ltd.  
3016 Maryland Ave.  
Columbus, Ohio 43209  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov