

RESULTS AGENDA

**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.

- Application No.:** 14310-00485
Location: 5918 SHARON WOODS BOULEVARD (43229), located 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:of sanctuary; 10,192 square feet: of 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

APPROVED

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

APPROVED

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

APPROVED

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

APPROVED

5. 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.
3372.604(A) Setback requirements.
To increase the maximum building setback from ten feet to 65 feet.
3372.604(B) Setback requirements.
To allow parking in front of the principal building.
3372.605(D) Building design standards.
To reduce amount of glass in the area
between the height of two feet and ten feet from 60% to 11%.
3372.607 Landscaping and screening.
To provide no parking lot screening.
3372.609 Parking and circulation.
To allow parking, stacking and circulation aisles between the principal building and a street right-of-way line.
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

APPROVED