

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
FEBRUARY 24, 2015**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, FEBRUARY 24, 2015 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.:**     **14310-00601**  
       **Location:**         **920 NORTH HIGH STREET (43201)**, located at the northeast corner of East 1st Avenue & North High Street.  
       **Area Comm./Civic:** Italian Village Commission  
       **Existing Zoning:** CPD, Commercial District  
       **Request:**            Variance(s) to Section(s):  
                              3312.11, Drive-up stacking area.  
                                  To reduce the required number of stacking spaces from 8 to 4.  
                              3312.49, Minimum numbers of parking spaces required.  
                                  To reduce the minimum number of motor vehicle parking spaces from 171 to 8 (a 163 space reduction).  
                              3312.53, Minimum number of loading spaces required.  
                                  To reduce the required number of loading spaces from 1 to 0.  
                              3356.11, C-4 district setback lines  
                                  To reduce the required building setback from 60 feet along North High Street and from 8+/- feet along East 1st Avenue to 0 feet along both street frontages.  
                              3312.21, Landscaping and screening.  
                                  To reduce the height of the parking lot screening from 5 feet to 3 feet along the east property line.  
       **Proposal:**            To construct a 2-story, multi-tenant commercial building.  
       **Applicant(s):**        Elford Development, Ltd.; c/o Michael Fitzpatrick  
                              1220 Dublin Rd.  
                              Columbus, Ohio 43215  
       **Property Owner(s):** Emerald Light Investments, Ltd.  
                              935 Taylor Station Road  
                              Columbus, Ohio 43230  
       **Case Planner:**     Dave Reiss, 645-7973  
       **E-mail:**             DJReiss@Columbus.gov

2. **Application No.:** 14310-00801  
**Location:** 1069 POLARIS PARKWAY (43240), located at the northwest corner of McCoy Center Lane and Polaris Parkway.  
**Area Comm./Civic:** Far North Columbus Communities Coalition  
**Existing Zoning:** L-M, Limited 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 83 to 0. (564 or nearly 85% of the required parking spaces are provided.)  
**Proposal:** To convert a fitness center into three (3) restaurant/bar uses.  
**Applicant(s):** T.C. Restaurant Enterprise, L.L.C.; c/o Donald Plank; Plank Law Firm  
145 East Rich Street, 3rd Floor  
Columbus, Ohio 43215  
**Attorney/Agent:** Donald Plank; Plank Law Firm  
145 East Rich Street, 3rd Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Ravid Polaris, L.L.C.; c/o Colliers International; c/o Kevin Shoup, Agent  
8800 Lyra Drive, Suite 650  
Columbus, Ohio 43240  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
3. **Application No.:** 14310-00823  
**Location:** 1500 WEST BROAD STREET (43222), located on the north side of West Broad Street, approximately 150 feet east of Stevens Avenue.  
**Area Comm./Civic:** Franklinton 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 required number of parking spaces from 14 to 0. (0 parking spaces are provided).  
3312.11, Drive-up stacking area.  
To reduce the required number of on-site stacking spaces from 8 to 5 and to not provide a by-pass lane for the stacking spaces.  
**Proposal:** To convert a former sign shop into a drive-through carry-out and convenience store.  
**Applicant(s):** Mubashar Rana  
2894 Wynneleaf Street  
Hilliard, Ohio 43026  
**Attorney/Agent:** None  
**Property Owner(s):** Marilyn Joyner  
3165 Saybrook Court  
Dublin, Ohio 43017  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**4(A). Application No.:** 14310-00827  
**Location:** 95 OTTAR ALLEY (43201), located on the south side of Ottar Alley, approximately 140 feet west of Summit Street.  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.15, R-4 area district requirements.  
To reduce the lot area from 5,000 square feet to 1,929 square feet.  
3332.27, Rear yard.  
To reduce the required rear yard from 483 square feet to 38 square feet.  
3332.19, Fronting.  
To allow a dwelling or principal building to not front upon a public street.  
3312.25, Maneuvering.  
To not provide access from a public right of way.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of parking spaces from two to one.  
**Proposal:** To split a lot with an existing dwelling into three parcels and construct two dwellings on the newly created lots.  
**Applicant(s):** Mulberry, Ltd., c/o Chad Seiber  
960 Hunter Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** Jackson B. Reynolds III, c/o Smith & Hale, LLC  
37 West Broad Street  
Columbus, Ohio 43215  
**Property Owner(s):** 1081-1089 Summit Street, LLC c/o Chad Sieber  
960 Hunter Avenue  
Columbus, Ohio 43201  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

**4(B). Application No.:** 14310-00827  
**Location:** 95 OTTAR ALLEY (43201), located on the south side of Ottar Alley, approximately 140 feet west of Summit Street.  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.15, R-4 area district requirements.  
To reduce the lot area from 5,000 square feet to 4,331 square feet.  
3332.27, Rear yard.  
To reduce the required rear yard from 1,083 square feet to 641 square feet.  
3332.19, Fronting.  
To allow a dwelling or principal building to not front upon a public street.  
3312.25, Maneuvering.  
To not provide access from a public right of way.  
3312.13, Driveway.  
To reduce the minimum width of a driveway from ten feet to two feet.  
**Proposal:** To split a lot with an existing dwelling into three parcels and construct two dwellings on the newly created lots.  
**Applicant(s):** Mulberry, Ltd., c/o Chad Seiber  
960 Hunter Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** Jackson B. Reynolds III, c/o Smith & Hale, LLC  
37 West Broad Street  
Columbus, Ohio 43215  
**Property Owner(s):** 1081-1089 Summit Street, LLC c/o Chad Sieber  
960 Hunter Avenue  
Columbus, Ohio 43201  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

**4(C). Application No.:** 14310-00827  
**Location:** 95 OTTAR ALLEY (43201), located on the south side of Ottar Alley, approximately 140 feet west of Summit Street.  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.15, R-4 area district requirements.  
To reduce the lot area from 5,000 square feet to 3,018 square feet.  
3332.19, Fronting.  
To allow a dwelling or principal building to not front upon a public street.  
3312.25, Maneuvering.  
To not provide access from a public right of way.  
3312.13, Driveway.  
To reduce the minimum width of a driveway from ten feet to four feet.  
**Proposal:** To split a lot with an existing dwelling into three parcels and construct two dwellings on the newly created lots.  
**Applicant(s):** Mulberry, Ltd., c/o Chad Seiber  
960 Hunter Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** Jackson B. Reynolds III, c/o Smith & Hale, LLC  
37 West Broad Street  
Columbus, Ohio 43215  
**Property Owner(s):** 1081-1089 Summit Street, LLC c/o Chad Sieber  
960 Hunter Avenue  
Columbus, Ohio 43201  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

5.     **Application No.:**     **14310-00831**  
       **Location:**         **2116 WEST HENDERSON ROAD (43220)**, located at the northeast corner of Dierker Road and West Henderson Road  
  
       **Area Comm./Civic:**   Northwest Civic Association  
       **Existing Zoning:**   C-4, Commercial District  
       **Request:**            Variance(s) to Section(s):  
                              3372.704(a), Setback requirements.  
                                  To increase the building setback along a primary road (Henderson Road) from 25 feet to 91 feet.  
                              3372.704(b), Setback requirements.  
                                  To increase the building setback along a secondary road (Dierker Road) from 25 feet to 52 feet and (Wendy's Drive) from 25 feet to 40 feet.  
                              3372.704(d), Setback requirements.  
                                  To reduce the parking setback along a primary street from 25 feet to 5 feet.  
                              3372.707(e), Landscaping and screening.  
                                  To not provide screening for a surface parking lot or vehicular circulation area.  
                              3312.11, Drive-up stacking area.  
                                  To reduce the minimum number of stacking spaces from 8 to 6.  
                              3312.21, Landscaping and screening.  
                                  To not provide headlight screening.  
                              3312.49, Minimum numbers of parking spaces required.  
                                  To reduce the number of additional spaces 43 to 32 (applicant is adding 15 spaces).  
                              3312.11, Drive-up stacking area.  
                                  To not provide a by-pass lane.  
  
       **Proposal:**            To construct a 3900 square foot addition to an existing restaurant.  
       **Applicant(s):**        PKC Properties, Ltd.  
                              2116 West Henderson Road  
                              Columbus, Ohio 43220  
  
       **Attorney/Agent:**    Maverick Builder, Inc. c/o Marcia Campbell  
                              1667 Gateway Circle  
                              Grove City, Ohio 43123  
  
       **Property Owner(s):** Applicant  
       **Case Planner:**     Jamie Freise, 645-6350  
       **E-mail:**            JFFreise@Columbus.gov

6.     **Application No.:**     **14311-00818**  
       **Location:**           **1000 JOYCE AVENUE (43219)**, located at the northeast corner of Joyce Avenue and East Fifth Avenue  
       **Area Comm./Civic:**   North Central 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 recycling facility.  
                                  3312.43, Required surface for parking.  
                                      To allow gravel and/or dirt.  
                                  3312.39, Striping and marking.  
                                      To not provide pavement striping for parking spaces.  
                                  3363.41, Storage.  
                                      To reduce the required distance of salvage storage from 600 feet to 0 feet from a residentially zoned district. And to reduce the required storage setback from a property line from 20 feet to 0 feet.  
                                  3392.10, Performance standards.  
                                      To increase the allowable height of scrap piles from 10 feet to 20 feet.  
  
       **Proposal:**            To permit a salvage yard for scrap metal.  
       **Applicant(s):**        1000 Joyce Avenue, LLC.  
                                  1000 Joyce Avenue  
                                  Columbus, Ohio 43219  
  
       **Attorney/Agent:**    None  
       **Property Owner(s):** Fengwei Weaver  
                                  1000 Joyce Avenue  
                                  Columbus, Ohio 43219  
  
       **Case Planner:**     Jamie Freise, 645-6350  
       **E-mail:**            JFFreise@Columbus.gov

7. **Application No.:** 13310-00103  
**Location:** 894 FRANK ROAD (43223), located on the north side of Frank Rd., approximately 900 ft. east of Brown Rd.  
**Area Comm./Civic:** Southwest Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit(s) to Section(s):  
3389.07, Impound lot, junk yard or salvage yard.  
To establish a recycling facility.  
3389.12, Portable building.  
To allow 2 portable buildings; 1 as an office and 1 for storage.  
3312.43, Required surface for parking.  
To allow gravel and/or dirt.  
3312.39, Striping and marking.  
To not provide pavement striping for parking spaces.  
3312.25, Maneuvering.  
To permit maneuvering across parcel lines.  
3363.41, Storage.  
To reduce the required distance of salvage storage from 600 feet to 0 feet from a residentially zoned district. And to reduce the required storage setback from a property line from 20 feet to 0 feet.  
3392.10, Performance standards.  
To not provide a 6 foot unpierced fence around the perimeter, to increase pile height from 10 feet to 30 feet and to allow driveways, access corridors and employee parking to have a gravel and/or dirt surface.  
**Proposal:** To establish an asphalt shingle recycling operation.  
**Applicant(s):** Roof to Roads, Inc. c/o Donald Plank, Atty  
145 East Rich Street, Columbus Ohio 43215  
Columbus, Ohio 43215  
**Property Owner(s):** Inland Products, Inc. and 800 Frank Road, LLC; c/o Dan Minor, Atty  
52 E. Gay St.  
Columbus, Ohio 43215  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
8. **Application No.:** 14310-00720  
**Location:** 3666 OLENTANGY BOULEVARD (43214), located on the east side of Olentangy Boulevard, approximately 135 feet south of Montrose Way.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38, Private garage.  
To increase the overall height of a detached garage from 12 feet, 8 inches to 17 feet, 2 inches. (15 feet is allowable.)  
**Proposal:** To alter an existing detached garage.  
**Applicant(s):** Stephen & Deborah Ryan  
3666 Olentangy Boulevard  
Columbus, Ohio 43214  
**Property Owner(s):** Same as applicant.  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)



9.     **Application No.:**     **14310-00891**  
       **Location:**         **270 EAST THIRD AVENUE (43201)**, located on the north side of East  
                                  Third Avenue, approximately 40 feet east of North Sixth Avenue.  
       **Area Comm./Civic:** Italian Village Commission  
       **Existing Zoning:**   R-4, Residential District  
       **Request:**            Variance(s) to Section(s):  
                                  3332.21, Building Lines  
                                  To reduce the building line from 25 feet to 6 feet 1 inch.  
       **Proposal:**           To construct a new single-family dwelling.  
       **Applicant(s):**       Jody Dierksheide  
                                  819 Hamlet Street  
                                  Columbus, Ohio 43201  
       **Attorney/Agent:**   None  
       **Property Owner(s):** Applicant  
       **Case Planner:**     Jamie Freise, 645-6350  
       **E-mail:**             JFFreise@Columbus.gov

**10. Application No.:** 14310-00897  
**Location:** 165 EAST 15TH AVENUE (43201), located at the southeast corner of Indianola Avenue & East 15th Avenue.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** AR-4, Apartment Residential District  
**Request:** Variances(s) to Section(s):  
3309.14, Height districts.  
To increase the allowable height of a building from 35 feet to 41 feet for the roof at the mid-point of the slope; to 47 feet at the peak and; 57 feet, 6 inches to the top of the cupola.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of parking spaces from 68 to 40; a reduction of 28 spaces.  
3372.564, Parking.  
To reduce the required number of parking spaces from 68 to 40; a reduction of 28 spaces. Also, to devote more than 35% of the total lot area to the parking and maneuvering of vehicles; to allow 45.5% of the lot for that purpose.  
3372.565, Building lines.  
To increase the maximum building setback along East 15th Avenue from 33 feet to 42.2 feet at the bay window and to 45.6 feet at the main façade. Also, to reduce the required building setback from 30 feet to 15.1 feet at the bay window and to 18.7 feet at the main façade along Indianola Avenue.  
3372.566, Building separation and size.  
To increase the allowable calculated floor area from 10,200 square feet to approximately 22,640 square feet.  
3372.567, Maximum floor area.  
To increase the maximum allowable total calculated floor area ratio from .50 to .888.  
3372.568, Height.  
To increase the average mean of the height of the building from 35 feet to 41 feet; to increase the overall height to the peak of the roof to 47 feet and to allow the overall height to the peak of the cupola to be 57 feet, 6 inches.  
3312.27, Parking setback line.  
To reduce the required parking setback from 30 feet to 17.9 feet along Indianola Avenue.  
**Proposal:** To raze and rebuild the Beta Theta Pi fraternity house.  
**Applicant(s):** Daniel R. Pickett; c/o Moody-Nolan Architects  
300 Spruce Street, Suite 300  
Columbus, Ohio 43215  
**Attorney/Agent:** None  
**Property Owner(s):** Beta Theta Pi Building Associates  
2603 Chartwell Road  
Columbus, Ohio 43220  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

11. **Application No.:** 14310-00898  
**Location:** 3400 NORTH HIGH STREET (43202), located at the southeast corner of North High Street and East North Broadway.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3309.142, Height district exceptions.  
To allow a rooftop telecommunication antenna on a building that is less than 50 feet tall (41.3 feet).  
3351.05, C-1 district development limitations.  
To allow a rooftop telecommunication installation for receiving or transmitting wireless telecommunications to be erected on an existing legal structure that is less than 50 feet in height (41.3).  
**Proposal:** To install rooftop telecommunication antenna on a building that is 41.3 feet tall.  
**Applicant(s):** Verizon Wireless, c/o Dan Noble Project Manager.  
7575 Commerce Court  
Lewis Center, Ohio 43035  
**Attorney/Agent:** Faulk & Foster, c/o Ralph Wyngarden  
678 Front Avenue, NW Suite 110  
Grand Rapids, MI 49504  
**Property Owner(s):** North Broadway High Professional Building, LLC, c/o Stephen Hutchinson, Managing Member  
3400 North High Street  
Columbus, Ohio 43202  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
12. **Application No.:** 14310-00899  
**Location:** 3740 WEST DUBLIN-GRANVILLE ROAD (43235), located at the northeast corner of Sawmill Road & West Dublin-Granville Road  
**Area Comm./Civic:** Far Northwest Coalition  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To increase the maximum number of parking spaces from 17 to 32 spaces; an increase of 15 spaces.  
**Proposal:** To construct a new bank building.  
**Applicant(s):** Jeff Stogner; c/o Huntington National Bank  
37 West Broad Street, Suite 1097  
Columbus, Ohio 43215  
**Attorney/Agent:** Scott Shaffer, PE; c/o E.M.H.&T.  
5500 New Albany Road, East  
Columbus, Ohio 43054  
**Property Owner(s):** Huntington National Bank  
37 West Broad Street, Suite 1097  
Columbus, Ohio 43215  
**Case Planner:** David J.Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

13. **Application No.:** 14310-00906  
**Location:** 616 SOUTH 3RD STREET (43206), located on the west side of South 3rd Street, approximately 92 feet south of Willow Street.  
**Area Comm./Civic:** German Village Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variances(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of parking spaces from 4 to 0.  
3332.21, Building lines.  
To reduce the required building setback from 7.5 feet to 0 feet.  
3332.25, Maximum side yards required.  
To reduce the sum of the widths of the side yards from 20% of the width of the lot (6.6 feet) to 6% of the width of the lot (2 feet).  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 3 feet to 0 feet along the north wall and from 3 feet to 2 feet along the south wall.  
**Proposal:** To allow the continued use of a two-family dwelling, as existing.  
**Applicant(s):** 616 South Third Street, L.L.C.; c/o Donald Plank; Plank Law Firm  
145 East Rich Street, 3rd Floor  
Columbus, Ohio 43215  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** Same as applicant.  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

14. **Application No.:** 14310-00909  
**Location:** 496 EAST BECK STREET (43206), located on the north side of East Beck Street, approximately 604 feet west of Parsons Avenue  
**Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variances(s) to Section(s):  
3332.14, R-2F area district requirements.  
To reduce the required lot area for a single-family dwelling from 6,000 square feet to 2,812 square feet.  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 3 feet to as little as 1 foot, 6 inches for a single-family dwelling and from 3 feet to 4 inches on either side for a detached garage.  
3332.25, Maximum side yards required.  
To reduce the sum of the widths of the required side yards from 20% (4 feet, 6 inches) of the width of the lot (22 feet 6 inches, average) to approximately 19.84% (4 feet, 1.92 inches; 4 feet, 2 inches, requested).  
**Proposal:** To renovate or reconstruct an existing structure and to construct a 784 square foot addition to the existing or reconstructed structure. Also, to construct a detached garage.  
**Applicant(s):** John Behal; c/o Behal, Sampson, Dietz  
990 West 3rd Avenue  
Columbus, Ohio 43212  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** Hondros Family Real Estate, L.L.C.  
4140 Executive Parkway,  
Westerville, Ohio 43081  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
15. **Application No.:** 14310-00932  
**Location:** 2060 NORTH HIGH STREET (43201), located at the northeast corner of North High Street and Woodruff Avenue.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum number of parking spaces required.  
To reduce the number of additional parking spaces required from 25 to 0.  
**Proposal:** A change of use from retail to restaurant.  
**Applicant(s):** Pramukh Vandam, LLC c/o Donald Plank, Plank Law Firm  
145 East Rich Street, Floor 3  
Columbus, Ohio 43215  
**Attorney/Agent:** Donald Plank, Plank Law Firm  
145 East Rich Street, Floor 3  
Columbus, Ohio 43215  
**Property Owner(s):** C. Robert Talbott (Estate of) c/o Donald Plank, Plank Law Firm  
145 East Rich Street, Floor 3  
Columbus, Ohio 43215  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

16. **Application No.:** BZA14-002  
**Location:** 660 NORTH HIGH STREET (43215), located on the east side of North High Street, approximately 40 feet north of Russell Street.  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum number of parking spaces required.  
To reduce the number of additional parking spaces required from 13 to 0 and bicycle from 2 to 0.  
**Proposal:** A change of use from retail to restaurant.  
**Applicant(s):** Giannopoulos Properties, LTD.  
PO Box 09449  
Columbus, Ohio 43209  
**Attorney/Agent:** John Ingwersen  
1050 Bryden Road  
Columbus, Ohio 43205  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov