

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

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

Further information may be obtained by visiting the City of Columbus Zoning Office website at **www.columbus.gov/bzs/zoning/Board-of-Zoning-Adjustment** or by calling the Department of Building and Zoning Services, Public Hearings section at **645-4522**.

- 01. Application No.:** 14310-00724
Location: 3888 MORSE ROAD (43219), located at the northwest corner of Stelzer & Morse Rds.
Area Comm./Civic: Northland Community Council
Existing Zoning: LC-4, Commercial District
Request: Variances(s) to Section(s):
3309.14, Height districts.
To increase the allowable height of parking lot lighting poles from 35 feet to 39 feet.
3321.03, Lighting.
To increase the allowable height of parking lot light fixtures from 28 feet to 39 feet.
Proposal: To install parking lot lighting at up to 39 feet in height.
Applicant(s): Thomas M. Tepe, Jr.; c/o Keating, Muething & Kiekamp, P.L.L.
One East Fourth Street, Suite 1400
Cincinnati, Ohio 45202
Attorney/Agent: Same as applicant.
Property Owner(s): Wal-Mart Real Estate Business Trust & Sam's Real Estate Business Trust
P.O. Box 8050 MS0555
Bentonville, Arkansas 71712
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

- 02. Application No.:** **BZA15-001**
Location: **2804 GRASMERE AVENUE (43211)**, located on the east side of Grasmere Avenue, approximately 180 feet south of Weber Road.
Area Comm./Civic: North Linden Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the area of a lot devoted to garage space from 720 sq.ft. to 833 sq.ft.
Proposal: To construct an addition to an existing garage.
Applicant(s): Edward Pesa
2804 Grasmere Avenue
Columbus, Ohio 43211
Attorney/Agent: None
Property Owner(s): Pesa, Daniel John & Rozell, TR
990 Kirwan Drive
Youngstown, Ohio 44515
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
- 03. Application No.:** **BZA15-003**
Location: **116 WEST STARR AVENUE (43201)**, located at the northeast corner of West Starr Avenue and Dennison Avenue
Area Comm./Civic: Victorian Village Commission
Existing Zoning: AR-O, Apartment Office District
Request: Variance(s) to Section(s):
3333.22, Maximum side yard required.
To reduce the maximum required side yard from 16 feet to 11 feet.
Proposal: To construct a new 10 unit residential townhouse complex.
Applicant(s): Snyder-Baker, LLC.
29 West Third Avenue
Columbus, Ohio 43201
Attorney/Agent: Jackson B. Reynolds, Atty.
37 West Broad Street, Ste 460
Columbus, Ohio 43215
Property Owner(s): Ashton Place TH 2 LC
29 West Third Avenue
Columbus, Ohio 43201
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

- 04. Application No.:** **BZA15-004**
Location: **1284 POLARIS PARKWAY (43240)**, located as an out-parcel of the Polaris Mall, approximately 980 feet east of Sancus Boulevard and approximately 992 feet north of Polaris Parkway.
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: LC-4, Limited Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces provided from 120 to 93; a reduction of 27 spaces.
Proposal: To construct a strip shopping center.
Applicant(s): Northstar Realty, L.L.C.
150 East Broad Street
Columbus, Ohio 43215
Attorney/Agent: Jackson B. Reynolds, III; c/o Smith & Hale, L.L.C.
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): Polaris Mall, L.L.C.; c/o Glimcher Realty Trust
180 East Broad Street
Columbus, Ohio 43215
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
- 05. Application No.:** **BZA15-006**
Location: **833 EAST NORTH BROADWAY (43224)**, located on the south side of East North Broadway, approximately 100 feet west of Reis Avenue.
Area Comm./Civic: North Linden Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 0 feet.
3332.21, Building lines.
To reduce the building line from 30 feet to 15 feet.
3312.27, Parking setback line.
To reduce the parking setback line from 30 feet to 15 feet.
Proposal: To allow an existing carport to remain in the front and side yard.
Applicant(s): David and Ghislaine (Lynn) Boardwine
833 East North Broadway
Columbus, Ohio 43224
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

- 06. Application No.:** **BZA15-007**
Location: **1564 DOTEN AVENUE (43212)**, located on the east side of Doten Avenue, approximately 200 feet south of King Avenue.
Area Comm./Civic: 5th by Northwest Area Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces required from 8 to 6; a reduction of 2 spaces.
Proposal: To construct two, two-story duplexes.
Applicant(s): 1564 Doten Avenue, L.L.C.
5695 Avery Road
Dublin, Ohio 43016
Attorney/Agent: Jackson B. Reynolds, III; c/o Smith & Hale, L.L.C.
37 West Broad Street, Suite 460
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
- 07. Application No.:** **BZA15-008**
Location: **887 TAYLOR AVENUE (43219)**, located at the southwest corner of East 5th Avenue and Taylor Avenue
Area Comm./Civic: North Central Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback line from 28 feet to 3 feet along East 5th Avenue
3312.39, Striping and marking.
To not stripe a parking lot.
Proposal: To allow a bus maintenance and repair facility.
Applicant(s): Qeis M. Atieh
1640 East 5th Avenue
Columbus, Ohio 43219
Attorney/Agent: Tim Bass, Bass Studio Architects
36 King Avenue
Columbus, Ohio 43201
Property Owner(s): O & M LLC
1640 East 5th Avenue
Columbus, Ohio 43219
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

08. Application No.: BZA15-009
Location: 3090 WEST BROAD STREET (43204), located at the northeast corner of Westgate Avenue & West Broad Street.
Area Comm./Civic: Hilltop Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3372.704, Setback requirements.
To increase the allowable building setback from 25 +/- two feet with a maximum of 15 feet beyond the 25 +/- two foot line to 50 feet along the primary street (Broad Street); to increase the allowable setback along a non-primary street (Westgate Avenue) from 25 feet to 32 feet and; to reduce the parking setback along Broad Street from 25 feet to 7 feet.
3372.705, Building design standards.
To not provide vertical piers to break the plane of the building frontage and; to not provide 40% of the area between two feet and 10 feet above grade in clear window glass.
3372.707, Landscaping and screening.
To not plant the front yard with live vegetation and shade trees, except for the areas expressly designed for vehicular and pedestrian use; to not provide screening along a lot line that borders a residentially-zoned or used property and; to not provide screening of the parking lot from all abutting public streets with a wall or fence or continuous row of shrubs to a minimum height of three feet and a maximum height of five feet.
3372.708, Lighting.
To provide parking lot lighting that exceeds 18 feet in height above grade and; to allow parking lot lighting that exceeds 14 feet in height above grade when located within 25 feet of a residential zoning district.
3372.709, Parking and circulation.
To allow parking and circulation between the principal building and the street right-of-way line.
Proposal: To construct an addition to an existing commercial building.
Applicant(s): Robert E. Euans, Architects, Inc.
6770 Lauffer Road
Columbus, Ohio 43231-1676
Attorney/Agent: Same as applicant.
Property Owner(s): Duckworth Family Limited Partnership
12311 Parliament Drive, Northwest
Baltimore, Ohio 43105
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov