

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

The Columbus Board of Zoning Adjustment held 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

APPROVED 4-1

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

APPROVED 5-0

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

TABLED

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

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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

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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

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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

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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

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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

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

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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

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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

APPROVED 5-0

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

TABLED

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

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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

APPROVED 5-0

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

APPROVED 4-0

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

APPROVED 5-0

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

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