

# RESULTS AGENDA

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

The Columbus Board of Zoning Adjustment held 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](http://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**.

1.     **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 & Klekamp, 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

**APPROVED**

2.      **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

## **DISAPPROVED**

3.      **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

## **APPROVED**

4.      **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

## APPROVED

5.      **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 27 feet.  
                                    3312.27, Parking setback line.  
  To reduce the parking setback line from 30 feet to  
  27 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

## APPROVED

6.     **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

**TABLED**

7.     **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 repair and maintenance 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

**APPROVED**

8.      **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):  
                                    3372.707, Landscaping and screening.  
  To not provide screening along a lot line that borders  
  residentially-zoned or used property along the alley.  
                                    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. To allow lighting up to 30  
  feet in height.  
                                    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

**APPROVED**