

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
APRIL 28, 2015**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, APRIL 28, 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.

- Application No.:** BZA15-002
Location: 3605 MILTON AVENUE (43214), located on the west side of Milton Avenue, approximately 180 north of Dunedin Road.
Area Comm./Civic: Clintonville 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 1 foot.
Proposal: To raze and rebuild a garage.
Applicant(s): Michael Schulte
3605 Milton Avenue
Columbus, Ohio
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

2. **Application No.:** **BZA15-010**
Location: **5482 HILLBROOK DRIVE (43119)**, located at the southeast corner of Hillbrook Drive and Ripplemead Court.
Area Comm./Civic: Westland Area Commission
Existing Zoning: LR-2, Limited Residential District
Request: Variance(s) to Section(s):
3321.05, Vision clearance.
To allow a privacy fence in a required yard that abuts a lot with a driveway.
3332.21, Building lines.
To allow a structure in the front yard.
Proposal: To legitimize a fence in the vision clearance triangle and a shed in front of the building setback line.
Applicant(s): Andrew & Betsy Stevens
5482 Hillbrook Drive
Columbus, Ohio 43119
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
3. **Application No.:** **BZA15-011**
Location: **1824 CLEVELAND AVENUE (43211)**, located at the southeast corner of Cleveland Avenue and East 21st Street.
Area Comm./Civic: South Linden Area Commission
Existing Zoning: C-3, Commercial District
Request: Variance(s) to Section(s):
3312.25, Maneuvering
To allow maneuvering between the street right-of-way line and the parking setback line.
3312.49, Minimum numbers of parking spaces required.
To reduce the amount of parking spaces from 75 required to 33 provided.
3372.609, Parking and circulation.
To allow parking in the front and side of a principal structure.
Proposal: To reconfigure an existing church parking lot.
Applicant(s): Living Waters Christian Fellowship
1824 Cleveland Avenue
Columbus, Ohio 43211
Attorney/Agent: Jeanne M. Cabral, Architect
2939 Bexley Road
Columbus, Ohio 43209
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4. **Application No.:** BZA15-012
Location: 92 ARDEN ROAD (43214), located at the northwest corner of Arden Road and Foster Street
Area Comm./Civic: Clintonville
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines.
To reduce the building line along Foster Street from 25 feet to 1.9 feet.
3332.25, Maximum side yards required.
To reduce the maximum side yard from 10 feet to 5.7 feet.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 3.8 feet.
Proposal: To enclose and existing side porch.
Applicant(s): Sean & Emile Moore
92 Arden Road
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
5. **Application No.:** BZA15-013
Location: 3869 ALKIRE ROAD (43123), located on the south side of Alkire Road, approximately 500 feet west of Southwestern Road
Area Comm./Civic: Greater Hilltop Area Commission
Existing Zoning: R, Rural District
Request: Variance(s) to Section(s):
3332.38(F), Private garage.
To increase the lot area devoted to private garage from 720 square feet to 1,836 square feet.
Proposal: Ton construct a new garage/storage building.
Applicant(s): James & Carol Newsome
3869 Alkire Road
Columbus, Ohio 43123
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

6. **Application No.:** **BZA15-014**
 Location: **601 SOUTH 9TH STREET (43206)**, located at the northeast corner of South Lane and South 9th Street.
 Area Comm./Civic: South Side Area Commission
 Existing Zoning: R-2F, Residential District
 Request: Variances(s) to Section(s):
 3309.148, Area districts.
 To permit the maximum density for a single-family dwelling unit from 6,000 square feet to 1,902 square feet for Tracts 2 - 5.
 3321.05, Vision clearance.
 To reduce the clear vision triangles from two 10-foot, right triangles to two 4-foot, right triangles formed by the intersection of an alley right-of-way line and a street right-of-way line for Tract 5.
 3332.05, Area district lot width requirements.
 To permit a building to be erected and to reduce the minimum width of a lot from 50 feet to 25.18 feet for Tracts 2 - 5.
 3332.14, R-2F area district requirements.
 To reduce the required lot area for a single-family dwelling from 6,000 square feet to 3,821 square feet for Tracts 2 - 5.
 3332.21, Building lines.
 To reduce the required building setback from 10 feet to 1 foot for Tracts 1 - 5.
 3332.26, Minimum side yard permitted.
 To reduce the minimum distance of a detached garage from the interior side lot line from 3 feet to 2.9 feet for Tract 1 and from 3 feet to 1 foot for Tracts 2 - 4.

 Proposal: To create five parcels and develop four additional single-family dwellings.
 Applicant(s): Nathan Sampson & Charmaine Sutton
 857 Hamlet Street
 Columbus, Ohio 43215

 Attorney/Agent: None.
 Property Owner(s): Same as applicant.
 Case Planner: David J. Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

7. **Application No.:** **BZA15-016**
Location: **782 NORTH HIGH STREET (43215)**, located at the southeast corner of North High Street and Hull Alley
Area Comm./Civic: Italian Village
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49 (c) - Minimum numbers of parking spaces required
To reduce the required number of additional parking spaces required from 2 to 0.
Proposal: To construct a 141 square foot additon for office space and freezer.
Applicant(s): RGB LLC
772 North High Street, Suite 200
Columbus, Ohio 43215
Attorney/Agent: Jackson Reynolds
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
8. **Application No.:** **BZA15-017**
Location: **756 JAEGER STREET (43206)**, located at the northeast corner of Jaeger Street and East Frankfort Street.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage.
To allow habitable space in a detached garage.
Proposal: To create a home-office space above a garage.
Applicant(s): Darci L. Cosgrove
756 Jaeger Street
Columbus, Ohio 43206
Attorney/Agent: William Hugus, Architect
750 Mohawk Street
Columbus, Ohio 43206
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

9. **Application No.:** **BZA15-018**
Location: **4677 GROVES ROAD (43232)**, located at the southeast corner of Groves Road and Eastland Commerce Center Drive
Area Comm./Civic: None
Existing Zoning: M-2, Manufacturing District
Request: Variance(s) to Section(s):
3367.15(a). M-2 Manufacturing District Special Provisions
To reduce the setback from Groves Road from 50 feet to 10 feet.
3367.15(b). M-2 Manufacturing District Special Provisions
To reduce the landscaping from 50 feet to 10 feet from Groves Road.
3367.15(d). M-2 Manufacturing District Special Provisions
To permit a 10 foot parking setback for the side lot lines.
3367.29 (B) (2) Storage
To permit equipment storage within 10 feet of Groves Road and at 15 feet from Eastland Commerce Center Drive.
Proposal: To allow the storage of towing and construction equipment and other vehicles, including semi trailer storage.
Applicant(s): Marshall Acquisitions, LLC
2910 Berwick Place
Columbus, Ohio 43209
Attorney/Agent: Amy Kuhn, Plank Law Firm, LPA
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Property Owner(s): same as applicant
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

10. **Application No.:** **BZA15-019**
Location: **5600 SINCLAIR ROAD (43229)**, located on the east side of Sinclair Road, approximately 500 feet south of Shore Drive.
Area Comm./Civic: Northland Community Council
Existing Zoning: SR, Residential District
Request: Variance(s) to Section(s):
3332.38(F), Private garage.
To increase the lot area devoted to private garage from 930 square feet (1/3 net living area) to 2,800 square feet.
Proposal: To construct a new detached garage.
Applicant(s): Habib Paulino
5600 Sinclair Road
Columbus, Ohio 43229
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

POSTPONED

11. **Application No.:** **BZA15-020**
Location: **2000 INTEGRITY DRIVE (43209)**, located on the north side of Integrity Drive South, approximately 300 feet east of Alum Creek Drive
Area Comm./Civic: Columbus South Side Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the amount of parking spaces from 85 required to 20 provided.
Proposal: To construct a new school gymnasium.
Applicant(s): Village Network, Inc.
2000 Noble Drive
Wooster, Ohio 44691
Attorney/Agent: Aaron L. Undrhill, Attorney
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Princess Properties, Inc.
PO Box 19, 3501 West Old Lincoln Way
Wooster, Ohio 44691
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
12. **Application No.:** **BZA15-021**
Location: **1031 NORTH FOURTH STREET (43201)**, located on the west side of North Fourth Street, approximately 150 feet north of East Third Avenue.
Area Comm./Civic: Italian Village Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of additional parking spaces from 6 to 0.
Proposal: To construct an 810 square foot patio.
Applicant(s): Lauren Culley
1889 Tremont Road
Upper Arlington, Ohio 43212
Attorney/Agent: Christopher Culley
1889 Tremont Road
Upper Arlington, Ohio 43212
Property Owner(s): Carol Guiler
355 Cherokee Drive
Canal Winchester, Ohio 43110
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

13. **Application No.:** **BZA15-022**
Location: **3814 SCIOTO & DARBY CREEK ROAD (43026)**, located 1100 +/- feet north of Scioto Darby Creek Road and 530+/- feet east of Woodson Drive
Area Comm./Civic: None
Existing Zoning: R-1, residential (M-2, Manufacturing rezoning pending) District
Request: Variance(s) to Section(s):
3367.29(b), Storage.
to reduce the required setback for outside storage from a residential or apartment residential district from 100 feet to 0 feet along the north property line and 10 feet along the south and west property lines.
3312.43, Required Surface for Parking.
to permit a gravel surface for circulation areas and aisles.
Proposal: to expand a boat and RV storage facility
Applicant(s): Dennis A. & Cathleen L. Hecker; c/o Donald Plank; Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Attorney/Agent: Donald Plank, Plank Law Firm, LPA
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
14. **Application No.:** **BZA15-025**
Location: **2009 MARBLE CLIFF CROSSING COURT (43204)**, located at the terminus of Marble Cliff Crossing Court
Area Comm./Civic: None
Existing Zoning: PUD-4, Planned Unit Development District
Request: Variance(s) to Section(s):
3345.11, Site Plan Requirements for Showing Parcels for dwelling Units and Multiple Family Unit Buildings.
to vary the building line width as set forth on the registered site plan for rezoning Z97-006.
Proposal: to develop two detached single unit dwellings
Applicant(s): The Morrone Development Company. 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, LPA
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

15. **Application No.:** **BZA15-026**
Location: **1460 WEST CASE ROAD (43235)**, located on the north side of West Case Road, approximately 420 feet west of Godown Road.
Area Comm./Civic: Northwest Civic Association
Existing Zoning: RR, Residential District
Request: Variance(s) to Section(s):
3332.38(F), Private garage.
To increase the lot area devoted to private garage from 720 square feet to 1,080 square feet.
Proposal: To construct a 720 square foot detached garage.
Applicant(s): William F. Galilei
1460 West Case Road
Columbus, Ohio 43235
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
16. **Application No.:** **BZA15-030**
Location: **1758 NORTH HIGH STREET (43201)**, located on the east side of North High Street, approximately 100 feet north of Pearl Alley
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3309.142, Height district exceptions.
To allow rooftop telecommunication installations on a building that is less than 50 feet tall.
Proposal: To allow rooftop telecommunication installations on a building less than 43 feet 6 inches tall.
Applicant(s): Verizon Wireless, c/o Mike Nugent, Project Manager
7575 Commerce Court
Lewis Center, Ohio 43035
Attorney/Agent: Gregory Lestini
100 South Third Street
Columbus, Ohio 43215
Property Owner(s): Oxford Realty, c/o Scott Soloman
68 South Fourth Street
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

17. **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
18. **Application No.:** BZA15-038
Location: 2750 AGLER ROAD (a.k.a. 2800 AGLER ROAD and 2800 INSPIRE DRIVE) (43224), located on the north side of Agler Road, approximately 500 feet west of Sunbury Road.
Area Comm./Civic: Northeast Area Commission
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines.
To reduce the required building line from 50 feet to as little as 22 feet.
Proposal: To construct a second school building.
Applicant(s): E.M.H. & T.; c/o Amy Nagy
5500 New Albany Road
Columbus, Ohio 43054
Property Owner(s): The Daimler Group
1533 Lake Shore Drive
Columbus, Ohio 43204
Attorney/Agent: Kipp Columbus Foundation
2750 Agler Road
Columbus, Ohio 43224
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov