

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
MAY 26, 2015**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, MAY 26, 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.

- Application No.:** BZA15-027  
**Location:** 2327 JERMAIN DRIVE (43211), located on the west side of Jermain Drive, approximately 90 feet south of Myrtle Avenue.  
**Area Comm./Civic:** Northeast Area Commission  
**Existing Zoning:** R-2, Residential District  
**Request:** Variance(s) to Section(s):  
3332.21, Building lines.  
To reduce the building setback from 30 feet to 22 feet.  
**Proposal:** To construct a room addition that protrudes 8 feet into the building line.  
**Applicant(s):** Maggie L. Hamilton  
2327 Jermain Drive  
Columbus, Ohio 43211  
**Attorney/Agent:** James H. Townsend  
797 South James Road, #1  
Columbus, Ohio 43227  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

2.     **Application No.:**       **BZA15-031**  
      **Location:**           **3221 SOUTH HIGH STREET (43207)**, located on the west side of South High Street, approximately 1,100 feet north of West Williams Road  
      **Area Comm./Civic:**   Far South Columbus 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 37 to 30.  
      **Proposal:**           To construct a new Dollar General retail store.  
      **Applicant(s):**       Columbus (South High) DG, LLC, c/o Mark Bush  
                              361 Summit Boulevard, Suite 110  
                              Birmingham, Alabama  
      **Attorney/Agent:**   Hurley & Stewart, c/o Travis Munn, Engineer  
                              2800 South 11th Street  
                              Kalamazoo, Michigan 49009  
      **Property Owner(s):** Southway Post No. 44, Inc. The American Legion  
                              3251 South High Street  
                              Columbus, Ohio 43207  
      **Case Planner:**     Jamie Freise, 645-6350  
      **E-mail:**            JFFreise@Columbus.gov
3.     **Application No.:**       **BZA15-032**  
      **Location:**           **537 GLENMONT AVENUE (43214)**, located on the south side of Glenmont Avenue, approximately 1,300 feet west of Indianola Avenue.  
      **Area Comm./Civic:**   Clintonville Area Commission  
      **Existing Zoning:**   R-3, Residential District  
      **Request:**            Variance(s) to Section(s):  
                              3332.25, Maximum side yards required.  
  To reduce the maximum side yard from 20% (12 feet) to 19.2% (11.5 feet).  
                              3332.26, Minimum side yard permitted.  
  To reduce the minimum side yard (east) from 5 feet to 3 feet.  
      **Proposal:**           To construct an attached two car garage to the north elevation of an existing dwelling.  
      **Applicant(s):**       Andrew Bezant  
                              537 Glenmont Avenue  
                              Columbus, Ohio 43214  
      **Attorney/Agent:**   John Nicholson, Architect  
                              6525 Busch Boulevard  
                              Columbus, Ohio 43229  
      **Property Owner(s):** Applicant  
      **Case Planner:**     Jamie Freise, 645-6350  
      **E-mail:**            JFFreise@Columbus.gov

4. **Application No.:** **BZA15-034**  
**Location:** **406 WALHALLA ROAD (431202)**, located on the north side of Walhalla Road, approximately 260 feet east of Longview Avenue.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** RRR, Restricted Rural 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 1444 square feet.  
3332.38(G), Private garage.  
To increase the height of a garage from 15 feet to 21 feet.  
3332.38(H), Private garage.  
To allow habitable space in the second story of a detached garage.  
**Proposal:** To construct a new detached 884 square foot garage that is 21 feet tall and contains habitable space (a work shop) in the second story.  
**Applicant(s):** Timothy Riffle, Architect  
402 Walhalla Road  
Columbus, Ohio 43202  
**Attorney/Agent:** Applicant  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
5. **Application No.:** **BZA15-035**  
**Location:** **3330 GROVEPORT ROAD (43207)**, located on the east side of Groveport Road, approximately 3,000 feet north of Watkins Road  
**Area Comm./Civic:** Far South Columbus Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit(s) to Section(s):  
3389.12, Portable building.  
To allow a portable building as a temporary staffing office.  
**Proposal:** To allow a portable building as a temporary staffing office for a period of 18 months.  
**Applicant(s):** ODW Logistics, Inc., c/o Allison Robinson  
1580 Williams Road  
Columbus, Ohio 43207  
**Attorney/Agent:** None  
**Property Owner(s):** ARCP ID Columbus, OH LLC  
2325 East Camelback Road  
Phoenix, Arizona 85016  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

**6. Application No.:** BZA15-036  
**Location:** 1055 NORTH HIGH STREET (43201), located at the southwest corner of North High Street and Third Avenue  
**Area Comm./Civic:** Victorian Village Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3309.14, Height districts.  
To increase the allowable height of a building from 35 feet to 68 feet.  
3312.09, Aisle.  
To reduce the minimum aisle widths from 20 feet to 13 feet (angled parking of 80 degrees or more) and from 17 feet to 13 feet (angled parking less than 80 degrees but more than 50).  
3312.13, Driveway.  
To reduce the width of a driveway from 20 feet to 12 feet.  
3312.25, Maneuvering.  
To allow maneuvering within the parking setback line.  
3312.27, Parking setback line.  
To reduce the parking setback line from 10 feet to 0 feet.  
3312.29, Parking space.  
To reduce the size of a parking space from 9 feet x 18 feet to 8 feet x 9 feet.  
3312.45, Wheel stop device.  
To not provide wheel stop devices.  
3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of required parking spaces from 35 to 0. 35 super compact spaces will be provided.  
3321.05, Vision clearance.  
To allow a building to encroach into the vision clearance triangle.  
3356.11, C-4 district setback lines.  
To reduce the building setback along North High Street from 60 feet to 0 feet and from 25 feet along Third Avenue to 0 feet.  
**Proposal:** To construct a 6 story mixed use building.  
**Applicant(s):** Elliottect, LLC  
6253 Riverside Drive, Suite 200  
Dublin, Ohio 43017  
**Attorney/Agent:** Roger Jacobsen, Engineer  
7826 Scioto Crossing Boulevard  
Dublin, Ohio 43016  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

7. **Application No.:** BZA15-037  
**Location:** 1048 AFTON ROAD (43221), located on the north side of Afton Road, approximately 140 feet west of Shattuck Avenue.  
**Area Comm./Civic:** None  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variance(s) to Section(s):  
3312.29, Parking space.  
To reduce the minimum dimensions of a parking space from 9 feet by 18 feet to 9 feet by 16 feet.  
**Proposal:** To convert an 11 foot 10 inch by approximately 11 foot garage space area into a habitable laundry room.  
**Applicant(s):** Unlimited Production; c/o Elijah Martin  
6365 Showy Court  
Westerville, Ohio 43081  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** Lisa Roberts  
1048 Afton Road  
Columbus, Ohio 43221  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
8. **Application No.:** BZA15-039  
**Location:** 1505 WEST 5TH AVENUE (43212), located at the southwest corner of Broadview Avenue and West 5th Avenue.  
**Area Comm./Civic:** Fifth by Northwest 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 number of additional parking spaces required from 14 to 0.  
(32 parking spaces are provided.)  
**Proposal:** To construct additions to an existing restaurant.  
**Applicant(s):** 5 X NW Capital, Ltd.; c/o Binoy Mathews  
1505 West 5th Avenue  
Columbus, Ohio 43212  
**Attorney/Agent:** Laurie A. Gunzelman  
80 North 5th Street, Suite #202  
Columbus, Ohio 43215  
**Property Owner(s):** Mid-States Development Corporation; c/o John Hopfinger  
5695 Avery Road  
Dublin, Ohio 43016  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

9. **Application No.:** **BZA15-040**  
**Location:** **2285 SOUTH HAMILTON ROAD (43207)**, located at the southwest corner of Eastpoint Drive and South Hamilton Road.  
**Area Comm./Civic:** Far East Area Commission  
**Existing Zoning:** C-5, Commercial District  
**Request:** Variance(s) to Section(s):  
3357.04, Building lines in highway oriented commercial districts.  
To reduce the required building setback line from 110 feet to 47 feet.  
**Proposal:** To construct a fast-food restaurant.  
**Applicant(s):** Bayou Properties, L.L.C.  
7187 Fodor Road  
New Albany, Ohio 43054  
**Attorney/Agent:** Michael T. Shannon  
500 South Front Street, Suite 1200  
Columbus, Ohio 43215  
**Property Owner(s):** T.J.Q. Realty  
140 East Town Street, Suite 1010  
Columbus, Ohio 43215  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
10. **Application No.:** **BZA15-042**  
**Location:** **6175 SAWMILL ROAD (43017)**, located on the west side of Sawmill Road, approximately 250 feet south of Martin Road  
**Area Comm./Civic:** Northwest Civic Association  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of parking spaces from 803 to 623 (180 spaces) for an existing retail store and from 107 to 104 spaces for a proposed outlot development for two or more restaurant tenants as a result of a proposed lot split.  
**Proposal:** To perform a lot split that results in the creation of an outlot parcel for the construction of a proposed 7,200 square foot commercial building to house restaurant uses.  
**Applicant(s):** Quinlan, L.L.C.; 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):** Meijer Realty Company; c/o Kurt Adams, Real Estate Manager  
2350 3 Mile Road, NW  
Grand Rapids, Michigan 49544  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
11. **Application No.:** **BZA15-015**  
**Location:** **485 WEST 2ND AVENUE (43201)**, located at the southeast corner of Oregon Avenue & West 2nd Avenue.  
**Area Comm./Civic:** Harrison West Civic Association

**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26, Minimum side yard permitted.  
To reduce the required side yard from 3 feet to 1 foot.  
3332.38, Private garage.  
To allow a private, detached garage to occupy greater than 45% of the total rear yard; to occupy approximately 48.5% of the rear yard.  
3332.18, Basis of computing area.  
To increase the allowable area of a lot to be occupied by a dwelling or any other building to exceed 50% of the lot area; to increase the area of the lot occupied to 52%, or 960 square feet instead of 921 square feet.  
**Proposal:** To construct a 320 square foot detached garage.  
**Applicant(s):** Matthew E. Hall  
485 West 2nd Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** None.  
**Property Owner(s):** Same as applicant.  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

12. **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):** Muhammad Rashid  
2365 Bayside Drive  
Hilliard, Ohio 43026  
**Attorney:** None  
**Property Owner(s):** Marilyn Joyner  
3165 Saybrook Court  
Dublin, Ohio 43017  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
13. **Application No.:** **BZA15-005 (POSTPONED to a later date)**  
**Location:** **1355 FREBIS AVENUE (43206)**, located on the south side of Frebis Avenue, 181 feet west of Berkeley Road.  
**Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** R-2, 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 99 to 67;  
a reduction of 32 spaces.

**Proposal:** To construct a new church building.  
**Applicant(s):** Dr. Harold Palmer, Pastor  
1365 Frebis Avenue  
Columbus, Ohio 43206  
**Attorney/Agent:** None  
**Property Owner(s):** Allegheny West Conference Corporation  
1339 East Broad Street  
Columbus, Ohio 43205  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

- 14. 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):  
3312.29, Parking Space.  
To reduce the minimum size of a parking space from 9 feet by 18 feet to 8  
feet by 18 feet.  
**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

**15. 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