

RESULTS AGENDA

APPEALS AGENDA BOARD OF ZONING ADJUSTMENT CITY OF COLUMBUS 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 Building Services Division Offices, 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 Building Services Division, 757 Carolyn Avenue, 645-7314.

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.

Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-7671 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

THE FOLLOWING CASES WILL BE HEARD BEGINNING AT 6:00 P.M.:

1. BZA15-044
1183 CLEVELAND AVENUE
Milo-Grogan
M, Manufacturing

To Appeal Zoning Code Violation Order No. 15470-00793 issued on 3/6/2015 for:

1. 3389.02, Special Permit Required.
2. 3392.02, License Required and Expiration.
3. 3305.01, Certificate of zoning clearance.

Code Enforcement Officer: Bill A. Williams

Code Enforcement Officer Phone: 645-2536

Appellant: Srose Properties, LTD., 3720 Settlers Rd., Dublin, Ohio 43016

Owner: Same as appellant.

Attorney/Agent:

TABLED

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CITY OF COLUMBUS
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2. BZA15-045
379 CHITTENDEN AVENUE
University Area Commission
AR-4, Apartment Residential

To Appeal Zoning Code Violation Order No. 15470-00673 issued on 3/24/2015 for:

1. 3312.37, Parking or keeping an inoperable motor vehicle
2. Prohibited parking

Code Enforcement Officer: Greg Davis

Code Enforcement Officer Phone: 645-5996

Appellant: Michael Alexander McDougal-Webber, 379 Chittenden Ave., Columbus, Ohio 43201

Owner: Community Autonomy, LLC, 379 Chittenden Ave., Columbus, Ohio 43201

Attorney/Agent:

DISMISSED (VIOLATIONS COMPLIED)

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

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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.

1. **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

DISAPPROVED

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

APPROVED

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

APPROVED

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

APPROVED

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

APPROVED

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

DISAPPROVED

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

APPROVED

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

TABLED

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

APPROVED

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

APPROVED

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

APPROVED

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

APPROVED

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

POSTPONED

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

APPROVED

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

APPROVED 3321.05

DISAPPROVED 3332.21