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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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.
   Proposal:
   To reduce the building setback from 30 feet to 22 feet.
   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