

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 23, 2015**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JUNE 23, 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.

- 1. Application No.: BZA15-048**
Location: **600 SOUTH HIGH STREET (43215)**, located at the southeast corner of Willow Street and South High Street.
Area Comm./Civic: Brewery District Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To increase the maximum number of parking spaces from 9 to 20 spaces.
3372.604, Setback requirements.
To increase the maximum allowable setback for the building from 10 feet to 13.4 feet and to allow parking beside the principal building instead of behind the building.
Proposal: To construct a new branch bank building.
Applicant(s): Jeff Stogner; c/o Huntington National Bank
37 West Broad Street, Suite 1097
Columbus, Ohio 43215
Attorney/Agent: Kendra Ware, P.E.; c/o E.M.H. & T. **POSTPONED**
5500 New Albany Road, East
Columbus, Ohio 43054
Property Owner(s): Huntington National Bank
37 West Broad Street, Suite 1097
Columbus, Ohio 43215
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
- 2. Application No.: BZA15-049**
Location: **3381 NORTH HIGH STREET (43214)**, located at the southwest corner of West North Broadway and North High Street.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District

Request: Variances(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 200 to 161 (39 spaces).
3309.14, Height districts.
To increase the allowable height of a building from 35 feet to 62 feet (an increase of 27 feet.)
3312.53, Minimum number of loading spaces required.
To reduce the required number of loading spaces from 1 to 0.
3321.05, Vision clearance.
To reduce the required vision clearance from 10 feet to 0 feet.

Proposal: To construct a 5-story commercial and apartment residential building.
Applicant(s): Northstar Realty

150 East Broad Street, Suite 305
Columbus, Ohio 43215

Attorney/Agent: Jackson B. Reynolds, III
37 West Broad Street, Suite 460
Columbus, Ohio 43215

POSTPONED

Property Owner(s): Provided on the Owner's List sheet attached to the application and provided in exhibits packet (4 owners).

Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

3. Application No.:

BZA15-050

Location: **2533-2553 CLEVELAND AVENUE (43211)**, located on the west side of Cleveland Avenue, approximately 185 feet south of Minnesota Avenue.

Area Comm./Civic: North Linden 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 additional number of required parking spaces from 11 to 0.

Proposal: To convert a second floor storage area into administrative offices and restrooms for a mosque.

Applicant(s): D.D.P. & Associates Architects/Planners; c/o Danny Popp
855 East Cooke Road
Columbus, Ohio 43224

Attorney/Agent: Same as applicant.

POSTPONED

Property Owner(s): As-Sahab-Fareed
2533-2553 Cleveland Avenue
Columbus, Ohio 43211

Case Planner: David J. Reiss, 645-7973

E-mail: DJReiss@Columbus.gov

4. Application No.:

BZA15-051

Location: **1230 COURTLAND AVENUE (43201)**, located on the east side of Courtland Avenue, approximately 60 feet north of East 5th Avenue.

Area Comm./Civic: University Area Commission

Existing Zoning: C-3, Commercial District

Request: Variance(s) to Section(s):

3312.49, Minimum number of parking spaces.

To reduce the number of additional parking spaces from 13 to 10.

3312.25, Maneuvering

To allow maneuvering over parcel lines.

Proposal: To convert interior space of an existing distillery to a tasting room and kitchen.

Applicant(s): Middle West Spirits
1230 Courtland Avenue
Columbus, Ohio 43201
Attorney/Agent: Jonathan Barnes, Architect
153 East Main Street, Ste. 300
Columbus, Ohio 43215
Property Owner(s): Stickmen Properties, Ltd.
22 East Gay Street, Ste. 800
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

5. **Application No.:** **BZA15-052**
Location: **67 EAST 15th AVENUE (43211)**, located on the south side of East 15th Avenue, approximately 200 feet east of North High Street.
Area Comm./Civic: University Area Commission
Existing Zoning: AR-4, Apartment Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces.
To reduce the number of required additional parking spaces from 47 to 133.
3372.564, Parking.
To reduce the number of required additional parking spaces from 47 to 133.
3372.566, Building separation and size.
To increase the maximum allowable building size area from 10,200 square feet to 19,049 square feet.
3372.567, Maximum floor area.
To increase the maximum floor area from 14,000 square feet to 19,049 square feet.
Proposal: To construct a 6,268 square foot addition to an existing fraternity house.
Applicant(s): Delta Tau Delta House Association
67 East 15th Avenue
Columbus, Ohio 43211
Attorney/Agent: Nicholas Cavalaris, Attorney **POSTPONED**
65 East State Street, Ste. 1800
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
6. **Application No.:** **BZA15-053**
Location: **1100 RHOADS AVENUE (43206)**, located at the southeast corner of East Livingston Avenue and Rhoads Avenue.
Area Comm./Civic: Livingston Avenue Area Commission
Existing Zoning: AR-12, Apartment Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces.
To reduce the total number of required parking spaces from 288 to 110.
Proposal: To construct an addition to a community center and add a swimming pool.
Applicant(s): City of Columbus, Recreation and Parks Department
1111 East Broad Street, Ste. 101

Attorney/Agent: Columbus, Ohio 43205
Moody-Nolan, c/o Howard Blaisdell, Engineer
300 Spruce Street, Ste. 300
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

7. **Application No.:** **BZA15-054**
Location: **939-941 WEST BROAD STREET (43222)**, located at the southeast corner of West Broad Street and Hawkes 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 total number of additional parking spaces from 7 to 0.
Proposal: To convert 1250 square feet of 2 existing second floor residential units to restaurant seating with an open mezzanine.
Applicant(s): Franklinton Development Association
480 West Town Street
Columbus, Ohio 43215
Attorney/Agent: N/A
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
8. **Application No.:** **BZA15-055**
Location: **200 EAST 4TH AVENUE (43201)**, located on the north side of East 4th Avenue, 65.56 feet west of North 4th Street.
Area Comm./Civic: Italian Village Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the additional number of required parking spaces from 40 to 0.
(0 spaces provided).
Proposal: To convert a storage building into a restaurant & bar.
Applicant(s): Andrew Losinski
1150 Millcreek Street
Columbus, Ohio 43220
Attorney/Agent: Jessica Trembly
P.O. Box 218456
Columbus, Ohio 43221
Property Owner(s): Heidi Koestner
3175 Tremont Road
Columbus, Ohio 43221
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
9. **Application No.:** **BZA15-041**
Location: **1417 WEST 5TH AVENUE (43212)**, located at the southeast corner of Grandview 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 required number of additional parking spaces from 10 to 0.
(12 parking spaces are provided.)

Proposal: To convert 1,492 square feet of an existing 3,600 square foot retail sales building into a restaurant dining space and 128 square feet for seasonal patio seating.

Applicant(s): Two Caterers Contemporary Cuisine; 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): Fourteen Seventeen, L.L.C.; c/o Donald Plank; Plank Law Firm
145 East Rich Street, Floor 3
Columbus, Ohio 43215

Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

- 10. 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 and a patio 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 **POSTPONED**
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
- 11. Application No.:** **BZA15-024**
Location: **1669 HARMON AVENUE (43223)**, located on the west side of Harmon Avenue, 704+/- feet north of Hart Road
Area Comm./Civic: Southwest Area Commission
Existing Zoning: M and M-2, Manufacturing District
Request: Special Permit/Variations(s) to Section(s):
3307.06, Special Permits
To allow an impound lot.
3312.43, Required Surface for Parking.
To permit a gravel surface for parking, maneuvering, aisle and driveway.
3312.39, Striping and Marking.
To not provide striping for parking spaces.
3392.10, Performance Standards

To not provide an opaque fence screen and to permit a gravel surface for driveways, access corridors, and parking.

3367.15 (c)(d), M-2, Manufacturing District Special Provisions.

To reduce the Harmon Avenue parking setback from 50 feet to 8 feet.

3389.07, Impound lot, junk yard or salvage yard.

To permit the establishment of an impound lot.

Proposal: To develop an impound lot on the M, Manufacturing Zoned portion of the property
Applicant(s): Pro-Tow, Incorporated; 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

12. Application No.: **BZA15-061**
Location: **1130 SUNNY HILL DRIVE (43221)**, located on the north side of Sunny Hill Drive, approximately 90 feet west of Forrest Hill Drive.
Area Comm./Civic: None
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3312.25, Maneuvering
To reduce the maneuvering area from 20 feet to 17 feet.
Proposal: To add to an existing deck.
Applicant(s): Lisa A. Riemenschneider
1130 Sunny Hill Drive
Columbus, Ohio 43221
Attorney/Agent: None
Property Owner(s): Same as applicant.
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

13. Application No.: **BZA15-023**
Location: **1047 CLEVELAND AVENUE (43201)**, located at the southwest corner of Cleveland and East 5th Avenues.
Area Comm./Civic: Milo-Grogan Area Commission
Existing Zoning: M, Manufacturing District
Request: Variances(s) to Section(s):
3363.24, Building Lines.
To reduce the building setback at Cleveland Avenue from 60 feet to 0 -15 feet for a portion of a building.
3363.27(b)(1), Height and Area Regulations.
To reduce the minimum building setback permitted from 25 feet to 0 - 15 feet for a portion of the building.
3312.21 (A)(D), Landscaping and Screening.
To reduce interior parking lot trees from 53 to 26 and to reduce the required four foot wide area for headlight screening to three feet wide along Cleveland Avenue adjacent to the parking lot.
3312.27, Parking Setback Line.
To reduce the Cleveland Avenue parking setback line from 25 feet to 3 feet.
Proposal: To develop a 605,000 square foot manufacturing facility.

Applicant(s): 1047 Cleveland 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.
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.:** **BZA15-060**
Location: **2555 HARRISON ROAD (43204)**, located on the south side of Harrison Avenue, approximately 400 feet west of the I-71 overpass. The site is mid-way between Hague Avenue and McKinley Avenue.
Area Comm./Civic: Hilltop Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3363.19, Location requirements.
To reduce the separation requirement for a more objectionable use from a residential district or use from 600 feet to approximately 100 feet.
Proposal: To permit a brewery to be established within 600 feet of a residential zoning district or use.
Applicant(s): Jigsaw Development, L.L.C.; c/o Eric Bean, President
3090 Woodbine Place
Columbus, Ohio 43202
Attorney/Agent: Acacia M. Perko; c/o Reminger Co., L.P.A.
65 East State Street; 4th Floor
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov