

# RESULTS AGENDA

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

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JULY 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](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.:** BZA15-057 **\*\*POSTPONED\*\***  
**Location:** 1360-1362 INDIANOLA AVENUE (43201), located on the east side of Indianola Avenue, approximately 37 feet north of East 7th Avenue.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variances(s) to Section(s):  
3312.43, Required surface for parking.  
To allow the use of crushed limestone for a parking lot and driveway surface.  
3372.541, Landscaped area and treatment.  
To reduce the lot area required to be planted and maintained with grass and/or other live vegetation behind the most rear portion of a principal residential building from 10% to 0%.  
**Proposal:** To provide additional parking for a two-family dwelling.  
**Applicant(s):** Max Elmi  
995 Pennsylvania 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

**POSTPONED**

2.      **Application No.:**      **BZA15-058**  
          **Location:**            **275 NORTH CHAMPION AVENUE (43203)**, located south of Mt. Vernon Avenue between North Ohio Avenue and North Champion Avenue and east of Champion Avenue between Hawthorne Street and Author Place.  
  
          **Area Comm./Civic:**    Near East Area Commission  
          **Existing Zoning:**    ARLD, Apartment Residential Low Density District  
          **Request:**            Variances(s) to Section(s):  
                                  3333.18, Building lines.  
                                  To reduce the required building setback line along the south side of Mt. Vernon Avenue from 30 feet to 10 feet and to reduce the setback line along both sides of Champion Avenue between Hawthorne Street and Author Place from 27.5 feet to 15 feet.  
                                  3333.26, Height district.  
                                  To increase the maximum height from 35 feet to 42 feet (7 feet) for the multi-use building at Mt. Vernon Avenue to remain at three stories.  
                                  3312.49, Minimum numbers of parking spaces required.  
                                  To reduce the parking requirements for 1, 2 and 3 dwelling units from 2 spaces per unit to 1.5 spaces per unit for both sites between Champion Avenue and Ohio Avenue. To reduce the required number of parking spaces from 100 to 94 for the north parcel and to reduce the required number of parking spaces from 64 to 54 spaces for the south parcel.  
                                  3312.21, Landscaping and screening.  
                                  To not be required to plant parking lot trees in islands or peninsulas and instead be planted behind the sidewalk that is adjacent to the front of the parking spaces.  
                                  3332.285, Perimeter yard.  
                                  To reduce a required perimeter yard on the south parcel adjacent to Author Place to be reduced from 25 feet in width to 2 feet in width.  
  
          **Proposal:**            To construct apartments and town homes as a part of a proposed redevelopment.  
          **Applicant(s):**        Julie DeGraaf; c/o McCormack Baron Salazer Development Inc.  
                                  720 Olive Street; Suite 2500  
                                  St. Louis, Missouri 63101  
          **Attorney/Agent:**    Travis J. Eifert, P.E.  
                                  5500 New Albany Rd.  
                                  Columbus, Ohio 43054  
          **Property Owner(s):**  Central Ohio Community Improvement Corporation  
                                  373 South High Street, 15<sup>th</sup> Floor  
                                  Columbus, Ohio 43215  
          **Case Planner:**     David J. Reiss, 645-7973  
          **E-mail:**            DJReiss@Columbus.gov

**APPROVED**

**3. Application No.:** **BZA15-059**  
**Location:** **68 WALHALLA ROAD (43202)**, located on the north of Walhalla Road, approximately 300 feet east of North High Street  
**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 allowable lot area devoted to garage from 720 square feet to 750 square feet.  
3332.38(G), Private garage.  
To increase the allowable height of a detached garage from 15 feet to 21 feet.  
3332.38(H), Private garage.  
To allow habitable space in the second story of a detached garage.  
3332.35, Accessory building.  
To allow a specifically permitted principal use to include such accessory buildings as are ordinarily appurtenant thereto.  
3332.21, Building lines.  
To reduce the building line from 25 feet to 21 feet.  
**Proposal:** The applicant proposes to construct a new 750 square foot, 21 foot tall detached garage with an artists studio in the second floor.  
**Applicant(s):** Brian D. Burris  
68 Walhalla Road  
Columbus, Ohio 43202  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

**APPROVED**

**4. Application No.:** **BZA15-062**  
**Location:** **503 SOUTH FRONT STREET (43215)**, located at the northwest corner of South Front Street and Liberty Street  
**Area Comm./Civic:** Brewery District 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 minimum parking spaces from 48 to 0.  
**Proposal:** The applicant plans to subdivide the lot, splitting the building from the parking lot.  
**Applicant(s):** 503 South Front Street, L.P.  
107 South High Street  
Columbus, Ohio 43215  
**Attorney/Agent:** Joeseoph A. Sugar, Attorney  
107 South High Street  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

**APPROVED**

5.      **Application No.:**      **BZA15-063**  
          **Location:**            **2388 EAST 5TH AVENUE (43219)**, located at the northeast corner of  
                                  Nelson Road & East 5th Avenue.  
          **Area Comm./Civic:**   North Central Area Commission  
          **Existing Zoning:**   C-4 & L-C-4, Commercial District  
          **Request:**            Variances(s) to Section(s):  
                                  3312.21, Landscaping and screening.  
                                  To not provide parking lot screening along the north property line  
                                  next to Ridgeway Avenue.  
                                  3312.27, Parking setback line.  
                                  To reduce the required parking setback from 10 feet to 0 feet along  
                                  the north property line next to Ridgeway Avenue and from 10 feet to  
                                  5 feet along the west property line next to Nelson Road.  
                                  3312.53, Minimum numbers 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 triangle at a street  
                                  intersection. (Ridgeway Avenue & Nelson Road from 30 feet to 0  
                                  feet and at three curb cuts along Ridgeway Avenue from 10 feet to  
                                  5 feet.)  
                                  3356.11, C-4 district setback lines.  
                                  To reduce the required building setback from 60 feet to 0 feet along  
                                  East 5th Avenue.  
          **Proposal:**            To construct a new branch library.  
          **Applicant(s):**       Christopher N. Slagle; c/o Bricker & Eckler L.L.P.  
                                  100 South 3rd Street  
                                  Columbus, Ohio 43215  
          **Attorney/Agent:**   Same as applicant.  
          **Property Owner(s):** Board of Trustees of the Columbus Metropolitan Library  
                                  96 South Grant Avenue  
                                  Columbus, Ohio 43215  
          **Case Planner:**     David J. Reiss, 645-7973  
          **E-mail:**            DJReiss@Columbus.gov

**APPROVED**

6. **Application No.:** **BZA15-064**  
**Location:** **1423 NORTH HIGH STREET (43201)**, located at the northwest corner of McMillen Avenue & North High Street.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances(s) to Section(s):  
3372.604, Setback requirements.  
To increase the minimum building setback from 10 feet to up to 40 feet, 8 inches along North High Street. To reduce the required parking setback along North Wall Street from 5 feet to as little as 1 foot.  
3372.609, Parking and circulation.  
To reduce the required number of parking spaces from 47 to 40 (7 spaces).  
**Proposal:** To construct a new branch library.  
**Applicant(s):** Christopher N. Slagle; c/o Bricker & Eckler L.L.P.  
100 South 3rd Street  
Columbus, Ohio 43215  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** Board of Trustees of the Columbus Metropolitan Library  
96 South Grant Avenue  
Columbus, Ohio 43215  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**APPROVED**

7. **Application No.:** **BZA15-065**  
**Location:** **290 EAST SYCAMORE STREET (43206)**, located at the northeast corner of Sycamore Street and Jaeger Street  
**Area Comm./Civic:** German Village Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.21, Building lines.  
To reduce the building setback from 18 feet to 11 feet.  
3332.25, Maximum side yards required.  
To reduce the maximum sideyards from 4 feet 6 inches (20%) to 3 feet 11 inches (17%).  
3332.26 (C) Minimum side yard permitted.  
To reduce the minimum side yard for the dwelling from 3 feet to .97 feet.  
3332.26 (E) Minimum side yard permitted.  
To reduce the minimum side yard for a detached garage from 3 feet to 2 feet on the east side and to .67 feet on the west side.  
**Proposal:** To raze an existing dwelling and construct a new single-family dwelling and detached garage.  
**Applicant(s):** Sycamore Property Group, LLC  
273 East Sycamore 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](mailto:JFFreise@Columbus.gov)

**APPROVED**

8.      **Application No.:**      **BZA15-066**  
      **Location:**            **25 GREENLAWN AVENUE (43206)**, located at the southeast corner of South Front Street & Greenlawn Avenue.  
      **Area Comm./Civic:**    South Side Area Commission  
      **Existing Zoning:**    M, Manufacturing District  
      **Request:**            Variances(s) to Section(s):  
                                3312.11, Drive-up stacking area.  
                                    To reduce the required number of stacking spaces from 8 to 6.  
                                3312.21, Landscaping and screening.  
                                    To reduce the required landscape area from 4 feet to 1.5 feet along Front Street.  
                                3312.27, Parking setback line.  
                                    To reduce the required parking setback from 10 feet to 1.5 feet along Front Street.  
  
      **Proposal:**            To construct a fast-food restaurant.  
      **Applicant(s):**        Rick Sicker; c/o RAS Civil Engineering  
                                4254 Tuller Road  
                                Dublin, Ohio 43017  
  
      **Attorney/Agent:**    Same as applicant.  
      **Property Owner(s):** Frank DeMaltee  
                                1160 South Front Street  
                                Columbus, Ohio 43206  
  
      **Case Planner:**      David J. Reiss, 645-7973  
      **E-mail:**             DJReiss@Columbus.gov

**APPROVED**

9.      **Application No.:**      **BZA15-067**  
      **Location:**            **5710 PASSAGE CREEK DRIVE (43016)**, located at the northeast corner of Hayden Run Boulevard and Eagle River Drive.  
      **Area Comm./Civic:**    None  
      **Existing Zoning:**    NG, Neighborhood General & NC, Neighborhood Center District  
      **Request:**            Variance(s) to Section(s):  
                                3320.19(B 3,4) Private buildings.  
                                    To allow buildings to be built at less than 30% setback and that are not parallel to the chord of a curved street.  
  
      **Proposal:**            To construct several single-family dwellings in the Traditional Neighborhood District.  
      **Applicant(s):**        Pulte Homes of Ohio, LLC,  
                                4900 Tuttle Crossing Boulevard  
                                Dublin, Ohio 43016  
  
      **Attorney/Agent:**    Stephen Peck, Agent for the Applicant  
                                4900 Tuttle Crossing Boulevard  
                                Dublin, Ohio 43016  
  
      **Property Owner(s):** Applicant  
      **Case Planner:**      Jamie Freise, 645-6350  
      **E-mail:**             JFFreise@Columbus.gov

**APPROVED**

10. **Application No.:** BZA15-068  
**Location:** 900 EAST DUBLIN-GRANVILLE ROAD (43229), located at the northwest corner of East Dublin-Granville Road and Busch Boulevard  
**Area Comm./Civic:** Northland Community Council  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of parking spaces from 360 to 290.  
**Proposal:** The applicant proposes a change of use from a motel to a psychiatric hospital.  
**Applicant(s):** SUN Behavioral Health Incorporated  
12 Broad Street, Suite 403  
Red Bank, New Jersey 07701  
**Attorney/Agent:** James V. Maniace  
65 East State Street, Suite 100  
Columbus, Ohio 432115  
**Property Owner(s):** Columbus Behavioral Health, LLC  
12 Broad Street, Suite 403  
Red Bank, New Jersey 07701  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

**APPROVED**

11. **Application No.:** BZA15-069 **\*\*POSTPONED\*\***  
**Location:** 15 EAST LANE AVENUE (43201), located at the southeast corner of East Lane Avenue and North High Street.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances(s) to Section(s):  
3309.14, Height districts.  
To increase the allowable height of a building from 35 feet to 59 feet (24 feet).  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of parking spaces from 104 to 11 (93 spaces).  
**Proposal:** To construct a mixed-use development.  
**Applicant(s):** Michael B. Fitzpatrick, President; c/o Elford Development, Ltd.  
1220 Dublin Road  
Columbus, Ohio 43215  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** Dr. Richard Z. Vesper/Paula Clark  
4507 Cemetery Road  
Hilliard, Ohio 43026  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

**POSTPONED**

12. **Application No.:** **BZA15-077**  
**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 15 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) and to eliminate the 4 foot parking buffer for 0 degree (parallel) parking.  
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 8.5 feet x 14.5 feet for 14 compact car spaces.  
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 61 to 19 (14 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

**APPROVED**

13. **Application No.:** **BZA15-005**  
**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

### **APPROVED**

14. **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. (Impound lot only.)  
3312.39, Striping and Marking.  
To not provide striping for parking spaces. (Impound lot only.)  
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

### **DISAPPROVED**

15. **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  
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

**APPROVED**

16. **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 are 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

**TABLED**