

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
AUGUST 25, 2015**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, AUGUST 25, 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.:** BZA15-071  
**Location:** 995 MICHIGAN AVENUE (43201), located on the west side of Michigan Avenue, 152.12 feet north of West 1st Avenue.  
**Area Comm./Civic:** Harrison West Society  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.18, Basis of computing area.  
To increase the lot coverage from 40.4% (1,211 square feet) of the lot area to 56.5% (1,695 square feet) of the lot area.  
**Proposal:** To construct an addition onto a single-family dwelling and a detached garage.  
**Applicant(s):** Titus A. Kitchen  
995 Michigan 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.:** BZA15-072  
**Location:** 922 JOOS AVENUE (43229), located on the north side of Joos Avenue, approximately 170 feet east of Crawford Drive.  
**Area Comm./Civic:** Northland Community Council  
**Existing Zoning:** R-2, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(F), Private garage.  
To increase the allowable lot area devoted to a garage from 720 square feet to 1,180 square feet.  
**Proposal:** To construct a new detached 720 square foot garage.  
**Applicant(s):** Patricia Neff f/k/a Patricia Hook  
922 Joos Avenue  
Columbus, Ohio 43229  
**Attorney/Agent:** Michael J. O'Reilly, Attorney  
30 Hill Road South, Suite B  
Pickerington, Ohio 43147  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
3. **Application No.:** BZA15-073  
**Location:** 231 ORCHARD LANE (43214), located on the south side of Orchard Lane, approximately 600 feet west of Milton Avenue.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(G), Private garage.  
To increase the allowable height for a garage from 15 feet to 20 feet  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 3 feet to 1 foot.  
**Proposal:** To raze and rebuild a detached garage.  
**Applicant(s):** Duane Buck  
231 Orchard Lane  
Columbus, Ohio 43214  
**Attorney/Agent:** Just Garages, c/o Shawn McNeil  
370 Charleston Avenue  
Columbus, Ohio 43214  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

4. **Application No.:** **BZA15-074**  
**Location:** **217 IRVING WAY (43214)**, located on the south side of Irving Way, approximately 225 feet east of Weston Place.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(G), Private garage.  
To increase the allowable height for a garage from 15 feet to 20 feet  
**Proposal:** To construct a detached garage.  
**Applicant(s):** John Fabrizio  
217 Irving Way  
Columbus, Ohio 43214  
**Attorney/Agent:** Just Garages, c/o Shawn McNeil  
370 Charleston Avenue  
Columbus, Ohio 43214  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

5. **Application No.:** **BZA15-075**  
**Location:** **685 NORTH HIGH STREET (43215)**, located at the northwest corner of West Lincoln Street and North High Street.  
**Area Comm./Civic:** Victorian Village  
**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 required from 42 to 0. (18 parking spaces are provided.)  
**Proposal:** To convert 4,500 square feet of retail space into a restaurant.  
**Applicant(s):** Bass Studio Architects  
36 King Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** Lee Adamantidis  
75 East Gay Street, Suite 100  
Columbus, Ohio 43215  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

6. **Application No.:** **BZA15-076**  
**Location:** **1087 DENNISON AVENUE (43201)**, located at the northwest corner of Dennison Avenue and West 3rd Avenue.  
**Area Comm./Civic:** Victorian Village  
**Existing Zoning:** I, Institutional 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 353 to 0. (97 spaces are provided.)  
**Proposal:** To convert existing hospital space into a unit containing 30 beds for a rehabilitation unit.  
**Applicant(s):** Select Specialty Hospital; c/o Dan R. Blaker  
1087 Dennison Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** None  
**Property Owner(s):** Select Medical Property Ventures, L.L.C.  
4714 Gettysburg Road  
Mechanicsburg, Pennsylvania 17055  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

7. **Application No.:** **BZA15-070**  
**Location:** **1030 NORTH HIGH STREET (43201)**, located on the east side of North High Street, approximately 110 feet south of East 3rd Avenue  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance and Special Permit to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the number of additional parking spaces from 14 to 0.  
3389.12, Portable building.  
To grant a special permit for a portable building.  
**Proposal:** The applicant proposes to use a portable building as a pizza kitchen and expand an existing patio.  
**Applicant(s):** Mikey's Late Night Slice- Mikey Sorboro  
1040 North High Street  
Columbus, Ohio 43201  
**Attorney/Agent:** TRIAD Architects, c/o Brent Foley  
463 North High Street, Suite 2b  
Columbus, Ohio 43215  
**Property Owner(s):** Michael F. and Tassian G. Maloof  
2362 North High Street  
Columbus, Ohio 43202  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

8.     **Application No.:**     **BZA15-090**  
      **Location:**         **799 MOHAWK STREET (43206)**, located on the east side of Mohawk Street approximately 40 feet north of East Kossuth Street  
      **Area Comm./Civic:**   German Village Commission  
      **Existing Zoning:**   R-2F, Residential District  
      **Request:**            Variance(s) to Section(s):  
                              3332.25, Maximum side yards required.  
                                  To decrease the sum of the side yards from 5.75 feet to 3.08 feet.  
                              3332.26, Minimum side yard permitted.  
                                  To reduce the north side yard from 3 feet to 6 inches.  
      **Proposal:**           To construct a 2 story addition to an existing dwelling and construct a detached garage.  
      **Applicant(s):**       Jane and Ian Flores  
                              799 Mohawk Street  
                              Columbus, Ohio 43206  
      **Attorney/Agent:**   Bart Overly, Architect  
                              922 West Broad Street  
                              Columbus, Ohio 43222  
      **Property Owner(s):** Applicant  
      **Case Planner:**     Jamie Freise, 645-6350  
      **E-mail:**            JFFreise@Columbus.gov

9. **Application No.:** BZA15-088  
**Location:** 5326 THOMPSON ROAD (43230), located at the northeast corner of Preservation Avenue and Thompson Road.  
**Area Comm./Civic:** Northland Community Council  
**Existing Zoning:** PUD-8, Planned Unit Development District  
**Request:** Variance(s) to Section(s):  
3332.14, R-2F area district requirements.  
To reduce the lot area for a single-family dwelling or other principal building from 6,000 square feet to no less than 5,000 square feet in area.  
3332.19, Fronting.  
To permit a dwelling or principal building to front a platted private street.  
3332.21, Building lines.  
To reduce the building setback line from twenty five (25) feet to twenty (20) on lots seven (7) through thirty-seven (37) and from twenty five (25) feet to five (5) feet on lots one (1) through six (6) and to reduce the building setback on all corner lots to 20 feet (secondary street).  
3332.25, Maximum side yards required.  
To reduce the sum of the side yards from 10.4 feet (20%) to 10 feet (each platted lot will provide a 5 foot side yard).  
3332.27, Rear yard.  
To reduce the rear yard from 25% to 4%  
3332.285, Perimeter yard.  
To establish a 10 foot perimeter yard for all areas marked as "Reserve" and 0 foot building setback for all unoccupied structures.  
3332.18, Basis of computing area.  
To increase lot coverage from 50% to 60%.  
**Proposal:** To develop thirty-seven single family dwellings on an approximate 11.348 acre area.  
**Applicant(s):** Mayfair Place, LLC  
470 Olde Worthington Road  
Westerville, Ohio 43082  
**Attorney/Agent:** Deanna R. Cook, Attorney  
52 East Gay Street  
Columbus, Ohio 43215  
**Property Owner(s):** Applicants  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov