1. **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
2. Application No.: BZA15-072
   **POSTPONED**
   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