AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
SEPTEMBER 22, 2015

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on TUESDAY, SEPTEMBER 22, 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.:   BZA15-078
   Location:   1386 NORTH 6TH STREET (43201), located at the northeast corner of East 8th Avenue and North 6th Street.
   Area Comm./Civic:   University Area Commission
   Existing Zoning:   R-4, Residential District
   Request:   Variances(s) to Section(s):
   3372.542, Maximum lot coverage.
   To increase the allowable lot coverage from 25% of the lot area (401.625 square feet) to 34.67% of the lot (557 square feet).
   3372.544, Maximum floor area.
   To increase the allowable floor area ratio from .4 (.642.6 square feet) to .85 (1,368 square feet). (400 square feet includes the basement in the calculation.)
   3332.22, Building lines on corner lots -- Exceptions.
   To reduce the required building setback for a garage from 3 feet to 6 inches along East 8th Avenue.
   3332.25, Maximum side yards required.
   To reduce the maximum side yards required from 20% of the lot width (3.06 feet) to 8.5% of the lot width (15-5/8 inches or 1.302 feet).
   3332.26, Minimum side yard permitted.
   To reduce the minimum side yard from 3 feet to 9-5/8 inches along the north property line.
   3321.05, Vision clearance.
   To reduce the required vision clearance triangle from 30 feet to 10 feet at the northeast corner of East 8th Avenue and North 6th Street.

   Proposal:   To construct a single-family dwelling.
   Applicant(s):   Juliet Bullock Architects
                   1182 Wyandotte Road
                   Columbus, Ohio  43212
   Attorney/Agent:   Same as applicant.
   Property Owner(s):   Joe Armeni; c/o New Victorians
2. **Application No.:** BZA15-079  
**Location:** 2329 PERFORMANCE WAY (43207), located on the south side of Performance Way (formerly, Refugee Road), approximately 2,460 feet west of Alum Creek Drive  
**Area Comm./Civic:** Far South Area Commission  
**Existing Zoning:** L-M, Limited Manufacturing District  
**Request:** Variance(s) to Section(s): 3312.43, Required surface for parking.  
To not provide an approved hard surface in the parking lot of a proposed service building for a contractor with heavy equipment; to provide a gravel surface.  
**Proposal:** To construct a service building for heavy equipment.  
**Applicant(s):** Jon St. Julian; c/o Columbus Equipment Company  
2323 Performance Way  
Columbus, Ohio 43207  
**Attorney/Agent:** Carol Sheehan  
366 E. Broad Street  
Columbus, Ohio 43215  
**Property Owner(s):** CEC Real Estate Perforance, L.L.C.  
65 Kingston Avenue  
Columbus, Ohio 43207  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
3. Application No.: BZA15-081
Location: 425 EAST DOMINION BOULEVARD (43214), located at the eastern terminus of East Dominion Boulevard, approximately 2,100 feet east of Sharon Avenue
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variances(s) to Section(s):
3332.19, Fronting.
   To allow a single-family dwelling to not front upon a public street.
3332.21, Building lines.
   To reduce the required building line from 25 feet to approximately 11 feet.
Proposal: To construct a single-family dwelling.
Applicant(s): Hal Lieberman
345 Forest Street
Columbus, Ohio  43206
Attorney/Agent: Same as applicant.
Property Owner(s): Jason & Bethany Gilliland
6983 Sherbrook Drive
Westerville, Ohio  43082
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

4. Application No.: BZA15-082
Location: 4622 NORTH HIGH STREET (43214), located at the northeast corner of North High Street and Garden Road
Area Comm./Civic: Clintonville 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 from 20 to 0.
Proposal: A change of use from a retail flower shop to an event space (eating and drinking establishment.)
Applicant(s): Bleu & Fig, c/o Regina Prange
4622 North High Street
Columbus, Ohio  43214
Property Owner(s): Robert & John Bilikam
5635 Coach Drive East, Suite C
Dayton, Ohio  45440
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
5. Application No.: BZA15-083
Location: 140 EAST KOSSUTH STREET (43206), located on the north side of East Kossuth Street, 36 feet east of South Lazelle Street.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3332.26, Minimum side yard permitted.
   To reduce the minimum side yard from 5 feet to 2.1 feet (a reduction of 2.9 feet).
3332.27, Rear yard.
   To reduce the required rear yard from 25% of the total lot area to 6.62% of the total lot area (a reduction of 18.38%).
Proposal: To construct a two story addition onto a single-family dwelling.
Applicant(s): Aimee DeLuca; c/o Nathan Sampson; Behal-Sampson-Dietz
990 West 3rd Avenue
Columbus, Ohio 43212
Attorney/Agent: Nathan Sampson; c/o Behal-Sampson-Dietz
990 West 3rd Avenue
Columbus, Ohio 43212
Property Owner(s): Aimee DeLuca
140 East Kossuth Street
Columbus, Ohio 43206
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

6. Application No.: BZA15-084
Location: 840 MICHIGAN AVENUE (43215), located at the northeast corner of Buttles Avenue & Michigan Avenue.
Area Comm./Civic: Harrison West Society
Existing Zoning: M, Manufacturing District
Request: Variances(s) to Section(s):
3363.24, Building lines -- Definitions.
   To reduce the required building setback from 25 feet to 9 feet along Buttles Avenue (a 16 foot reduction) and to 14 feet along Thurber Drive, West.
3312.49, Minimum numbers of parking spaces required.
   To reduce the minimum number of parking spaces for 1,638 square feet of retail space from 7 to 0. (Overall parking required = 46 spaces; 39 spaces will be provided.)
3312.53, Minimum number of loading spaces required.
   To reduce the minimum number of loading spaces required from 1 to 0.
Proposal: To construct an extended-stay hotel.
Applicant(s): 880 Michigan Avenue, L.L.C.
17 Bickel Street, Suite E
Columbus, Ohio 43215
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
7. Application No.: BZA15-085
Location: 1513 NORTH STAR AVENUE (43212), located on the west side of North Star Avenue, approximately 260 feet south of West 5th Avenue
Area Comm./Civic: 5th by Northwest Area Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.05(A,5), Area district lot width requirements.
   To reduce the lot width from 50 feet to 30 feet.
3332.15, R-4 area district requirements.
   To reduce the lot area from 5,000 square feet to 2,700 square feet.
3332.25, Maximum side yards required.
   To reduce the sum of the maximum side yards from 6 feet to 5.6 feet (north lot) and 3.2 feet (south lot).
3332.26(C,1 & E), Minimum side yard permitted.
   To reduce the minimum side yard from 3 feet to 2.6 feet for the north parcel line lot A (north lot) and from 3 feet to 2.6 feet for the north parcel line and to .6 feet for south parcel line on lot B (south lot).
Proposal: A lot split resulting in one dwelling per lot.
Applicant(s): Bulldog Homes, LLC
   1233 West 6th Avenue
   Columbus, Ohio 43212
Attorney/Agent: Connie J. Klema, Attorney
   145 South Rich Street, Second Floor
   Columbus, Ohio 43215
Property Owner(s): Applicants
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

8. Application No.: BZA15-086
Location: 1132 PARSONS AVENUE (43206), located at the northeast corner of Parsons Avenue and East Deshler Avenue.
Area Comm./Civic: Columbus Southside 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 from 20 to 0.
Proposal: A change of use from a retail appliance shop to a coffe shop (eating and drinking establishment.)
Applicant(s): Community Grounds Coffee & Meeting House, LLC
   PO Box 6292
   Columbus, Ohio 43206
Attorney/Agent: Eliza Ho, Architect
   400 West Rich Street
   Columbus, Ohio 43215
Property Owner(s): Just Right Management, LLC
   PO Box 7660
   Columbus, Ohio 43207
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
HOLDOVER CASES:

9. 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):
\[3332.38(F), \text{ Private garage.}\]
Proposal: To increase the allowable lot area devoted to a garage from 720 square feet to 1,180 square feet.
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

10. 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):
\[3332.18, \text{ Basis of computing area.}\]
Proposal: 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.
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