

RESULTS AGENDA

**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 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

TABLED

****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

APPROVED

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

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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

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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 use 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

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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

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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 room addition and attached 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

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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

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