

RESULTS AGENDA

**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

Attorney/Agent: Columbus, Ohio 43212
Same as applicant.
Property Owner(s): Joe Armeni; c/o New Victorians
453 West 3rd Avenue
Columbus, Ohio 43201
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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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 Performance, L.L.C.
65 Kingston Avenue
Columbus, Ohio 43207
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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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

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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

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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): Nathan Sampson; Behal-Sampson-Dietz; c/o Aimee DeLuca
990 West 3rd Avenue
Columbus, Ohio 43212
Attorney/Agent: Behal-Sampson-Dietz; c/o Nathan Sampson
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

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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 6 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 6 to 0. (Overall parking required = 46 spaces; 40 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

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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

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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 coffee 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

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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), 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

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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, 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

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11. **Application No.:** **BZA15-096**
Location: **5637 RENNER ROAD (43228)**, located at the terminices of Alliance Way and Bloomington Boulevard
Area Comm./Civic: None
Existing Zoning: NC, Neighborhood Center District
Request: Variance(s) to Section(s):
3320.19(B,3,4), Private buildings.
To allow a dwelling to not be 50% of the build out setback requirements and which is not parallel to the chord of the street.
Proposal: To construct a 4 single-family dwellings in the TND (Traditional Neighborhood Development).
Applicant(s): Pulte Homes of Ohio, LLC, c/o Stephen Peck
4900 Tuttle Crossing Boulevard
Dublin, Ohio 43016
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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12. **Application No.:** **BZA15-097**
Location: **5734 BOWERY BROOK WAY (43228)**, located on the north side of Bowery Brook Way, approximately 50 feet west of Eagle River Drive
Area Comm./Civic: None
Existing Zoning: NE, Nieghborhood Edge District
Request: Variance(s) to Section(s):
3320.19(B,3,4), Private buildings.
To allow a dwelling to not be 40% of the build out setback requirements and which is not parallel to the chord of the street.
Proposal: To construct one single-family dwelling in the TND (Traditional Neighborhood Development).
Applicant(s): Pulte Homes of Ohio, LLC, c/o Stephen Peck
4900 Tuttle Crossing Boulevard
Dublin, Ohio 43016
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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