

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
OCTOBER 27, 2015**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, OCTOBER 27, 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.:** **BZA15-091**
Location: **1611 EAST 5TH AVENUE (43219)**, located on the south side of East 5th Avenue, 222 feet west of Taylor Avenue.
Area Comm./Civic: North Central Area Commission
Existing Zoning: M, Manufacturing. District
Request: Special Permit & Variances(s) to Section(s):
3389.12, Portable building.
To allow the use of two portable buildings for a period of two years.
3312.43, Required surface for parking.
To permit the use of a gravel surface for parking, maneuvering, circulation areas, aisles and driveways instead of an approved hard surface such as asphalt, concrete or other approved hard surface.
3363.41, Storage.
To permit open storage of materials less than 100 feet (15 feet) from residential zoning and less than 20 feet (0 feet) from the west and south property lines and 15 feet from the east property line.
Proposal: To allow the use of two portable buildings for a period of two years. To allow outside storage and to allow a gravel surface in the outside storage area used for the parking of vehicles and equipment.
Applicant(s): Willie Freeman
1611 East 5th Avenue
Columbus, Ohio 43219
Attorney/Agent: None
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

2. **Application No.:** **BZA15-092**
 Location: **2212 TUTTLE PARK PLACE (43201)**, located at the northeast corner of Tuttle Park Place and West Lane Avenue.
 Area Comm./Civic: University Area Commission
 Existing Zoning: C-4, Commercial District
 Request: Variances(s) to Section(s):
 3309.14, Height districts.
 To increase the allowable height of a building from 35 feet to 72 feet (37 feet).
 3312.49, Minimum numbers of parking spaces required.
 To reduce the required number of parking spaces from 90 to 53 (37 spaces).
 3321.05, Vision clearance.
 To reduce the required vision clearance triangles at the one-way entrance into the garage from Tuttle Park Place from 10 feet to 0 feet and to reduce the required vision clearance from 10 feet to 0 feet at the northwest corner of the building where the alley and Tuttle Park Place intersect.
 3372.604, Setback requirements.
 To increase the allowable building setback along Lane Avenue from 10 feet to 15 feet and to allow parking along the Jay Alley side of the building with a setback reduction from 5 feet to 0 feet.
 Proposal: To construct a 7-story, multi-use, commercial and apartment building.
 Applicant(s): 4 Points Asset Management
 620 East Broad Street, Suite 244
 Columbus, Ohio 43215
 Attorney/Agent: Same as applicant.
 Property Owner(s): Marshall L.H. Company
 2212 Tuttle Park Place
 Columbus, Ohio 43201
 Case Planner: David J. Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

3. **Application No.:** **BZA15-093**
Location: **2230 SOUTH 3RD STREET (43207)**, located on the northeast corner of South 6th Street and the Frank Road Expressway (State Route 104).
Area Comm./Civic: South Side Area Commission
Existing Zoning: M, Manufacturing District
Request: Variances(s) to Section(s):
3312.27, Parking setback line.
To reduce the required parking setback from 25 feet to 5 feet along the Frank Road Expressway.
3312.21, Landscaping and screening.
To not provide parking lot screening along the Frank Road Expressway frontage.
Proposal: To establish an employee parking lot.
Applicant(s): Edward M. Hayes; Ventura Engineering
7610 Olentangy River Road
Columbus, Ohio 43235
Attorney/Agent: Same as applicant.
Property Owner(s): Hirschvogel, Inc.
2230 South 3rd Street
Columbus, Ohio 43207
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
4. **Application No.:** **BZA15-094**
Location: **699 SOUTH THIRD STREET (43206)**, located on the southwest corner of South Third Street and Stimmel Street
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.35, Accessory building.
To allow a specifically permitted principal use to include such accessory buildings as are ordinarily appurtenant thereto.
3332.38(G), Private garage.
To increase the height of a garage from 15 feet to 22 feet.
3332.38(H), Private garage.
To allow habitable space in the second story of a detached garage.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 1 foot and to allow a structure (an air condition unit) to be located in the required side yard.
3332.18, Basis of computing area.
To increase the lot coverage from 50% to 51.1%
Proposal: The applicant proposes to construct a 15 foot detached garage with a second story office.
Applicant(s): Phillip Poll
699 South Third Street
Columbus, Ohio 43206
Attorney/Agent: None
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

5. **Application No.:** **BZA15-098**
Location: **5546 & 5500 KARL ROAD (43229)**, located on the east side of Karl Road, approximately 765 feet north of Sandalwood Place.
Area Comm./Civic: Northland Community Council
Existing Zoning: I, Institutional District
Request: Variances(s) to Section(s):
3349.04, Height, area and yard regulations.
5546 Karl Road: To allow development to occur on a lot of less than one acre; to construct a facility on .83 acres. Also, to increase the allowable lot coverage from 60% of the lot area to 65%; to reduce the minimum side yard area on the south from 20 feet to 0 feet and on the east side from 50 feet to 0 feet. 5500 Karl Road: To reduce the minimum side yard area on the north from 20 feet to 0 feet.
3312.49, Minimum numbers of parking spaces required.
5546 Karl Road: To reduce the required number of parking spaces from 36 to 0. (0 parking spaces provided).
Proposal: To construct an Alzheimer's/dementia care facility.
Applicant(s): Russ Garber
6631 Commerce Parkway, Studio B
Dublin, Ohio 43017
Attorney/Agent: Same as applicant.
Property Owner(s): J.H.T. Wallick Holdings, L.L.C.
6880 Tussing Road
Reynoldsburg, Ohio 43068
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
6. **Application No.:** **BZA15-099**
Location: **3055 INDIANOLA AVENUE (43202)**, located on the west side of Indianola Avenue, approximately 380 feet south of Midgard 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 required number of additional parking spaces from 25 to 0 (0 spaces are provided) and to reduce the required number of additional bicycle parking spaces from 4 to 0 (4 bicycle spaces provided).
Proposal: To construct space for a second theater on the second floor.
Applicant(s): Matt Damon Entertainment, L.L.C.; c/o Donald Plank; Plank Law Firm
145 East Rich Street, Floor 3
Columbus, Ohio 43215
Attorney/Agent: Donald Plank; Plank Law Firm
145 East Rich Street, Floor 3
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

7. **Application No.:** **BZA15-100**
 Location: **4269 NORTH HIGH STREET (43214)**, located at the southwest corner of West Cooke Road and North High Street
 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 required number of parking spaces from 32 to 12.
 (20 additional spaces required; 12 spaces will be provided).
 Proposal: To convert an art gallery into a restaurant.
 Applicant(s): Eric Badaroux
 855 Grandview Ave., #295
 Columbus, Ohio 43215
 Attorney/Agent: Same as applicant.
 Property Owner(s): Charley's Steakery, Inc.
 2500 Farmer's Drive, #140
 Columbus, Ohio 43215
 Case Planner: David J. Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

HOLDOVER CASES:

8. **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

9. **Application No.:** BZA15-059
Location: 68 WALHALLA ROAD (43202), located on the north of Walhalla Road, approximately 300 feet east of North High Street
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: RRR, Restricted Rural Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines.
To reduce the building line from 21 feet to 6 feet.
Proposal: The applicant proposes to construct a new 750 square foot, 21 foot tall detached garage with an artist studio in the second floor.
Applicant(s): Brian D. Burris
68 Walhalla Road
Columbus, Ohio 43202
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
10. **Application No.:** BZA15-052
Location: 67 EAST 15th AVENUE (43211), located on the south side of East 15th Avenue, approximately 200 feet east of North High Street.
Area Comm./Civic: University Area Commission
Existing Zoning: AR-4, Apartment Residential District
Request: Variance(s) to Section(s):
3372.564, Parking.
To reduce the number of required additional parking spaces from 21 to 14.
3372.566, Building separation and size.
To increase the maximum allowable building size area from 10,200 square feet to 17,868 square feet.
3372.567, Maximum floor area.
To increase the maximum floor area from 15,750 square feet to 17,868 square feet.
3372.568, Building Height.
To increase the maximum height of a building from 40 feet to 42 feet.
Proposal: To construct a 6,268 square foot addition to an existing fraternity house.
Applicant(s): Delta Tau Delta House Association
67 East 15th Avenue
Columbus, Ohio 43211
Attorney/Agent: Nicholas Cavalaris, Attorney
65 East State Street, Ste. 1800
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov