

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
NOVEMBER 17, 2015**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, NOVEMBER 17, 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.:** **BZA15-102**
Location: **4820 KENNY ROAD (43220)**, located on the east side of Kenny Road, approximately 135 feet south of Bethel Road.
Area Comm./Civic: Northwest Civic Association
Existing Zoning: M-1, Manufacturing District
Request: Variances(s) to Section(s):
3365.21, Height and area regulations.
To reduce the required front yard setback from 125 feet to 70 feet;
to reduce the required north side yard from 25 feet to 5 feet and the
south side yard from 25 feet to 20 feet and; to reduce the required
rear yard from 25 feet to 5 feet.
3312.27, Parking setback line.
To reduce the required parking setback from 25 feet to 10 feet.
Proposal: To construct a tool and die manufacturing plant.
Applicant(s): Michael Liscano, Architect
3570 Schirtzinger Road
Hilliard, Ohio 43026
Attorney/Agent: Same as applicant.
Property Owner(s): B. & G. Tool Company
4832 Kenny Road
Columbus, Ohio 43220
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

2. **Application No.:** BZA15-104 ****POSTPONED****
Location: 357 WEST 7TH AVENUE (43201), located on the south side of West 7th Avenue, approximately 82 feet east of Michigan Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variances(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard for a 36 foot 3 inch wide detached garage, from 3 feet to 2 feet on each side.
3332.25, Maximum side yards required.
To reduce the maximum side yards required of the width of the lot (40.25 feet) from 8.05 feet (20% of the lot width) to 4 feet (approximately 10% of the lot width.)
Proposal: To construct a four car, detached garage.
Applicant(s): Charles Paros and Laura Kresty
357 West 7th 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
3. **Application No.:** BZA15-105
Location: 1195-1209 NORTH HIGH STREET (43201), located at the southwest corner of West 5th Avenue and North High Street.
Area Comm./Civic: Victorian Village Commission
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of additional parking spaces required from 17 to 0. (0 parking spaces are provided.)
Proposal: To convert a retail store into a coffee shop.
Applicant(s): John Harmon
165 North 5th Street
Columbus, Ohio 43215
Attorney/Agent: Omar Tarzi
5625 Sandbrook Lane
Hilliard, Ohio 43026
Property Owner(s): Windsong Investments, L.L.C.
P.O. Box 8309
Columbus, Ohio 43201
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

4. **Application No.:** **BZA15-106**
Location: **5520 HAYDEN RUN BOULEVARD (43016)**, located at the northeast corner of Hayden Run Boulevard and Eagle River Drive.
Area Comm./Civic: None
Existing Zoning: NC, Neighborhood Center District
Request: Variance(s) to Section(s):
3320.09, Neighborhood center district.
To access parking from a private street (Passage Creek Drive).
3320.15, Thoroughfares.
To increase the width of a lane from 12 feet to 14 feet.
Proposal: To modify parking spaces and lane width within the Neighborhood Center.
Applicant(s): Redwood Acquisition, LLC.
23775 Commerce Park Road, Suite 7
Beachwood, Ohio 44122
Attorney/Agent: Jeffrey L. Brown
37 West Broad Street
Columbus, Ohio 43215
Property Owner(s): Hayden Run Ohio, LLC
23775 Commerce Park Road, Suite 7
Beachwood, Ohio 44122
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
5. **Application No.:** **BZA15-107**
Location: **6117 SAUNDERS WAY (43081)**, located on the west side of Saunders Way, approximately 140 feet south of Seldon Way.
Area Comm./Civic: None
Existing Zoning: NE, Neighborhood Edge District
Request: Variance(s) to Section(s):
3320.19, Private buildings.
To increase the building setback from 25 feet to 27 feet.
Proposal: To construct a single-family dwelling.
Applicant(s): M/I Homes of Central Ohio
3 Easton Oval
Columbus, Ohio 43219
Attorney/Agent: EMH&T, c/o Jeff Strung
5500 New Albany Road
Columbus, Ohio 43054
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

6. **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, to increase the allowable lot coverage from 60% 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. To reduce the minimum building setback from 50 feet to 37 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
7. **Application No.:** **BZA15-112**
Location: **2411 HARRISON ROAD (43204)**, located on the south side of Harrison Road, approximately 800 feet west of McKinley Avenue
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To expand a metal recycling operation.
3392.10(B), Performance requirements.
To increase the allowable pile height of materials from 10 feet to 15 feet.
Proposal: A special permit for a salvage yard.
Applicant(s): Cyclemet, Inc.
2405 Harrison Road
Columbus, Ohio 43204
Attorney/Agent: None
Property Owner(s): Sanbern Holdings, LLC & 2411 LLC
2411 Harrison Road
Columbus, Ohio 43204
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov