

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
DECEMBER 15, 2015**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, DECEMBER 15, 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.

**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](http://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.:**       **BZA15-092**  
       **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 87 to 64 (23 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 maximum 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

2.     **Application No.:**     **BZA15-109**  
      **Location:**         **3912 CLIME ROAD (43228)**, located on the north side of Clime Road approximately 380 feet east of Holly Hill Drive.  
      **Area Comm./Civic:**   Greater Hilltop Area Commission  
      **Existing Zoning:**   SR, Suburban Residential District  
      **Request:**            Variance(s) to Section(s):  
                              3332.38, Private garage.  
                              To increase the area devoted to garage space from 720 square feet to 1,383 square feet.  
      **Proposal:**         To construct a 900 square foot detached garage in addition to an attached 483 square foot garage.  
      **Applicant(s):**       Arthur W. Minnehan  
                              3912 Clime Road  
                              Columbus, Ohio 43228  
      **Attorney/Agent:**   Rhett A. Plank, Attorney  
                              540 Officenter Place, Ste 160  
                              Gahanna, Ohio 43230  
      **Property Owner(s):** Applicant  
      **Case Planner:**     Jamie Freise, 645-6350  
      **E-mail:**            JFFreise@Columbus.gov
3.     **Application No.:**     **BZA15-110**  
      **Location:**         **51 EAST PRESCOTT STREET (43215)**, located on the south side of East Prescott Street, approximately 180 feet west of Kerr Street  
      **Area Comm./Civic:**   Italian Village Commission  
      **Existing Zoning:**   R-4, Residential District  
      **Request:**            Variance(s) to Section(s):  
                              3332.18, Basis of computing area.  
                              To increase the allowable lot coverage from 50% to 57%  
                              3332.26, Minimum side yard permitted.  
                              To reduce the minimum side yard from 3 feet to 1.5 feet on each side.  
      **Proposal:**         To construct a 484 square foot detached garage.  
      **Applicant(s):**       Rajesh Venkitachalam  
                              51 East Prescott Street  
                              Columbus, Ohio 43215  
      **Attorney/Agent:**   Shawn McNeil, Contractor  
                              370 Charleston Avenue  
                              Columbus, Ohio 43214  
      **Property Owner(s):** Applicant  
      **Case Planner:**     Jamie Freise, 645-6350  
      **E-mail:**            JFFreise@Columbus.gov

4. **Application No.:** BZA15-111  
**Location:** 1365-1375 KING AVENUE (43212), located on the south side of King Avenue, approximately 75 feet east of Grandview Avenue.  
**Area Comm./Civic:** 5th by Northwest Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the required number of additional parking spaces from 7 to 0 (14 spaces are provided).  
3356.11, C-4 district setback lines.  
To reduce the required building setback from 9 feet to 7 feet for an architectural feature defining the main entrance.  
**Proposal:** To combine two adjacent buildings into one on the same tax parcel.  
**Applicant(s):** Brown Calabretta Architects, Inc.; c/o Richard B. Brown, President  
1165 West 3rd Avenue  
Columbus, Ohio 43212  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** MBA Research; c/o Dr. James R. Gleason, President & CEO  
1375 King Avenue  
Columbus, Ohio 43212  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
5. **Application No.:** BZA15-113  
**Location:** 3645-3665 NORTH HIGH STREET (43214), located at the southwest corner of Winthrop Road and North High Street.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.11, Drive-up stacking area.  
To reduce the required number of stacking spaces from 8 to 3.  
**Proposal:** To remove the condition that limits the distribution to coffee only through the drive-up pick-up window.  
**Applicant(s):** Sbarro; c/o Ed Williams  
1328 Dublin Road, Suite 200  
Columbus, Ohio 43215  
**Attorney/Agent:** Chris Deibel  
1225 Dublin Road  
Columbus, Ohio 43215  
**Property Owner(s):** Peter Pan Properties; c/o Scioto Management Group  
1225 Dublin Road  
Columbus, Ohio 43215  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

6. **Application No.:** **BZA15-114**  
**Location:** **5247 GENDER ROAD (43110)**, located on the west side of Gender Road, approximately 517 feet north of Winchester Crossing Boulevard.  
**Area Comm./Civic:** Greater Southeast Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances(s) to Section(s):  
3389.14, Monopole telecommunication antennas.  
To reduce the required setback from 320 feet to 81.3 feet from the north property line.  
3309.14, Height districts.  
To allow the overall height of a telecommunications antenna to exceed 35 feet in height; to increase the overall height by 125 feet for an overall height of 160 feet.  
**Proposal:** To erect a 160 foot tall telecommunications antenna.  
**Applicant(s):** New Par d/b/a Verizon Wireless, attention: Dan Noble  
7575 Commerce Court  
Lewis Center, Ohio 43035  
**Attorney/Agent:** Christopher Slagle, Attorney; Bricker & Eckler; Spenser Stafford; NTP Wireless, Agent  
100 South 3rd Street; 470 Olde Worthington Road, Suite 200  
Columbus, Ohio 43215; Westerville, Ohio 43082  
**Property Owner(s):** J. Johnson Investments, L.L.C.; c/o Jim Johnson  
P.O. Box 145  
Carroll, Ohio 43112  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
7. **Application No.:** **BZA15-115**  
**Location:** **1024 NORTH SIXTH STREET (43215)**, located on the east side of North Sixth Street, approximately 150 feet north of East Third Avenue.  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.05, Area district lot width requirements.  
To reduce the lot width from 40 feet to 36.14 feet.  
3332.15, R-4 area district requirements.  
To reduce the lot size from 5,000 square feet to 3,650.45 square feet for the west lot and to 2,782.78 square feet for the east lot.  
3332.19, Fronting.  
To allow a dwelling to not front upon a public street.  
**Proposal:** A lot split and construction of two single family dwellings; one on each lot.  
**Applicant(s):** New Victorians, c/o Joe Armeni  
455 West Third Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** Juliet Bullock, Architect  
1182 Wyandotte Road  
Columbus, Ohio 43212  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

8. **Application No.:** BZA15-116
- Location:** 915 MT. PLEASANT AVENUE (43201), located at the northwest corner of Mt. Pleasant Avenue and East First Avenue
- Area Comm./Civic:** Italian Village Commission
- Existing Zoning:** R-4, Residential District
- Request:** Variance(s) to Section(s):
- 3312.25, Maneuvering.  
To allow maneuvering over property lines.
  - 3312.27, Parking setback line.  
To reduce the parking setback line along Mt. Pleasant Avenue from 10 feet to 2 feet for one stacked parking space.
  - 3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of parking spaces for the north lot from 2 to 1.
  - 3321.05, Vision clearance.  
To allow a building within the 30 foot vision clearance triangle.
  - 3332.15, R-4 area district requirements.  
To reduce the lot size from 5,000 square feet to 2,303 square feet for the north lot and from 6,000 square feet (for a two-family dwelling) to 5,805 square feet for the south lot.
  - 3332.21, Building lines.  
To reduce the building line along Mt. Pleasant Street from 20 feet to 8 feet for the north lot and from 20 feet to 0 feet for the south lot.  
To reduce the building line along East First Avenue from 25 feet to 9.5 feet for the south lot.
  - 3332.25, Maximum side yards required.  
To reduce the maximum side yards from 14 feet to 3 feet for the south lot.
  - 3332.26, Minimum side yard permitted.  
To reduce the minimum side yards from 5 feet on the north side of the north lot to .3 feet and from 3 feet on the south side of the north lot to 2 feet. To reduce the minimum side yards from 5 feet to 3 feet on the west side of the south lot and from 3 feet to 0 feet for the garage on the south lot.
  - 3332.27, Rear yard.  
To reduce the minimum rear yard for the north lot from 575.57 square feet (25% of the lot) to 106 square feet (4%).
  - 3332.28, Side or rear yard obstruction.  
To allow a detached garage to be located in the side yard of the north lot.
  - 3332.38(F), Private garage.  
To increase the lot coverage devoted to garage space from 1020 square feet (1/3 net floor living area) to 1035 square feet.
  - 3332.38(F), Private garage.  
To allow habitable space in the second story of a detached garage.
- Proposal:** A lot split and construction of a new two-family dwelling on the newly created lot.
- Applicant(s):** Wood Run Partners, LLC  
600 Stonehenge Parkway, 2nd Floor  
Dublin, Ohio 43017
- Attorney/Agent:** Connie J. Klema, Attorney  
PO Box 991  
Pataskala, Ohio 43062
- Property Owner(s):** Applicant

**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

9. **Application No.:** **BZA15-089**  
**Location:** **2295 MORSE ROAD (43229)**, located at the southwest corner of Morse Road and Malin Street  
**Area Comm./Civic:** Northland Community Council  
**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 32 to 25.  
**Proposal:** To expand an existing retail center and convert carwash bays to retail use.  
**Applicant(s):** Ahmad Mazen & Mohammed Maher Mattan  
2295 Morse Road  
Columbus, Ohio 43229  
**Attorney/Agent:** A.M. Shiblaq, P.E.  
200 Morse Road  
Columbus, Ohio 43214  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

10. **Application No.:** **BZA15-104**  
**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 a 40.25 feet wide lot 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