

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MAY 27, 2014**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, MAY 27, 2014 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.

Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-7671 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- 1. Application No.:** 14310-00143
Location: 1200 WEST THIRD AVENUE (43212), located on the north side of West Third Avenue, approximately 130 feet east of Doten Avenue.
Area Comm./Civic: Fifth by Northwest 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 minimum number of additional parking spaces from 2 to 0.
Proposal: To expand an existing patio by 148 sq.ft.
Applicant(s): James Woodland, III
1200 West Third Avenue
Columbus, Ohio 43212
Property Owner(s): IEZZI Properties, LLC
PO Box 20307
Columbus, Ohio 43220
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

2. **Application No.:** **14310-00164**
 Location: **1341 NORTON AVENUE (43212)**, located on the west side of Norton Ave., approximately 242 ft. north of W. 3rd Ave.
 Area Comm./Civic: Fifth by Northwest Area Commission
 Existing Zoning: M, Manufacturing 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 12 to 0. (107 spaces will be provided.)
 Proposal: To convert a mixed manufacturing and office use into strictly an office use.
 Applicant(s): Grandview 1341 L.L.C.; c/o Thomas Sampson; Behal, Sampson, Dietz, Inc.
 990 W. 3rd Ave.
 Columbus, Ohio 43212
 Property Owner(s): Grandview 1341 L.L.C.; c/o Edward Friedman
 536 S. Wall St.
 Columbus, Ohio 43215
 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov
3. **Application No.:** **14310-00165**
 Location: **737 KERR STREET (43215)**, located at the northwest corner of Kerr Street and Cedar Alley
 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 lot coverage from 50% to 70%.
 3332.21, Building lines
 To reduce the building line from 25' to 0'.
 3332.25, Maximum side yards required
 To reduce the maximum side yards from 8' to 0'.
 3332.26, Minimum side yard permitted
 To reduce the minimum side yards from 5' to 0'.
 3312.49, Minimum numbers of parking spaces required.
 To reduce the minimum number of parking spaces from 2 to 1.
 3321.05, Vision clearance.
 To allow a structure to encroach into the vision clearance triangle.
 Proposal: To construct an attached single-car garage with living space above.
 Applicant(s): Eric D. Marineau, Atty
 22 E. 4th Avenue, Ste 1A
 Columbus, Ohio 43201
 Property Owner(s): Berry Ohio Holdings, LLC
 9440 Vista Point Drive
 Thornville, Ohio 43076
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

4. **Application No.:** **14310-00172**
 Location: **886 NORTH PEARL STREET (43215)**, located at the northeast corner of
 Prescott & Pearl St.
 Area Comm./Civic: Italian Village Commission
 Existing Zoning: AR-1, Apartment Residential District
 Request: Variances(s) to Section(s):
 3333.12, AR-1 and AR-4 area district requirements.
 To reduce the lot area requirement of 900 sq. ft. per dwelling unit
 for a corner lot to a lot area of 413.8 sq. ft. per dwelling unit for an
 apartment building.
 3333.15, Basis of computing area.
 To increase the allowable lot area that a building may occupy from
 50% of the lot area to 88% of the lot area.
 3333.18, Building lines.
 To reduce the required building line from 10 ft. or greater to 2 ft.
 3333.22, Maximum yard required.
 To reduce the sum of the side yards required from 20% of the lot
 width or more (12.3 ft. in this instance) to allow the maximum side
 yards to equal 8% of the width of the lot (5.5 ft. in this instance).
 3333.23, Minimum side yards permitted.
 To reduce the minimum side yard from 5 ft. to 2 ft.
 3333.24, Rear yard.
 To reduce the required rear yard area from 25% of the total yard
 area to 2.3% of the total lot area.
 3312.49, Minimum numbers of parking spaces required.
 To reduce the required number of parking spaces from 36 (1.5/unit)
 to 20 (.83/unit) or by 16 spaces.
 3309.14, Height district.
 To increase the overall height of a building from 35 ft. to 38.5 ft.
 Proposal: To construct a 24 unit apartment building.
 Applicant(s): Borror Properties; c/o Michael T. Shannon
 500 S. Front St., Suite 1200
 Columbus, Ohio 43215
 Property Owner(s): Pearl and Prescott, L.L.C.; c/o Michael T. Shannon
 500 S. Front St., Suite 1200
 Columbus, Ohio 43215
 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

5. **Application No.:** **14310-00174**
 Location: **608 NORTH HIGH STREET (43215)**, located at the northeast corner of former E. Poplar Ave. (now a park) & N. High St., north of the High St. cap.
 Area Comm./Civic: Italian Village Commission
 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3312.49, Minimum numbers of parking spaces required.
 To reduce the minimum number of additional parking spaces from 17 to 0. (0 parking spaces are provided.)
 Proposal: To convert a dry cleaning store into a restaurant use.
 Applicant(s): Carter Bean; J. Carter Bean, Architect
 4400 N. High St., Suite 401
 Columbus, Ohio 43214
 Property Owner(s): C. & W. 608 N. High, L.L.C.
 1020 Dennison Ave., Suite 102
 Columbus, Ohio 43201
 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov
6. **Application No.:** **13310-00191**
 Location: **937-949 WEST THIRD AVENUE (43212)**, located at the southeast corner of West Third Ave. and Dover Ave.
 Area Comm./Civic: 5th by Northwest Area Commission
 Existing Zoning: M, Manufacturing District
 Request: Variance(s) to Section(s):
 3312.49, Minimum numbers of parking spaces required.
 To reduce the minimum number of required parking spaces from 40 to 0.
 Proposal: To convert 17,248 sq.ft of existing warehouse and office space to retail.
 Applicant(s): James R. Rishel
 300 E. Broad Street, Ste. 450
 Columbus, Ohio 43215
 Property Owner(s): CER Real Estate Investments, LLC
 580 North Fourth Street, Ste 120
 Columbus, Ohio 43215
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov