

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
SEPTEMBER 27, 2011**

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

SIGN LANGUAGE INTERPRETER: An interpreter will be made available for anyone in need of this service. To request an interpreter, please contact the City of Columbus, Department of Building & Zoning Services at 645-4522 at least four (4) hours before the scheduled meeting time.

- 01. Application No.:** 11310-00350
Location: 2091 EAST DUBLIN-GRANVILLE ROAD (43229), located on the south side of E. Dublin-Granville Rd., approximately 160 ft. west of Maple Canyon Ave.
Area Comm./Civic: Northland Community Council
Existing Zoning: C-4, Commercial District
Request: Variances to Sections:
3356.11, C-4 district setback lines.
To reduce the required building setback from 110 ft. to 34 ft. (76 ft.).
3312.21, Landscaping and screening.
To permit the establishment of a driveway in the required landscaped area in front of the building setback.
3312.11, Drive-up stacking area.
To not provide a by-pass lane for the stacking area.
Proposal: To construct a new restaurant.
Applicant(s): Lyndsey Ondecker; c/o Glaus, Pyle, Shomer, Burns & Dehaven, d.b.a., GPD Group
1801 Watermark Dr., Suite 150
Columbus, Ohio 43215
Property Owner(s): McDonald's U.S.A., L.L.C.
2 Easton Oval, Suite 200
Columbus, Ohio 43219
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

- 02. Application No.:** 11310-00413
Location: 910 W. FIFTH AVENUE (43212), located on the north side of 5th Avenue, approximately 100 feet east of Norton Avenue.
Area Comm./Civic: 5th by Northwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3372.604, Setback requirements.
To increase the building setback from 10 feet to 85 feet.
Proposal: To construct an addition to an existing restaurant.
Applicant(s): GPD Group, c/o Ellen Bauman
5595 Transportation Blvd.
Cleveland, Ohio 44125
Property Owner(s): McDonald's USA, LLC
2 Easton Oval, Suite 200
Columbus, Ohio 43219
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
- 03. Application No.:** 11310-00368
Location: 234 POCONO ROAD (43235), located at the northwest corner of Pocono Road and Rick Road
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable height of a garage from 15 feet to 22 feet.
3332.38, Private garage.
To increase the allowable area of a garage from 966 square feet (1/3 of 2898) to 1,086 square feet.
Proposal: To construct a new detached garage.
Applicant(s): David Scandinerio
234 Pocono Road
Columbus, Ohio 43235
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

- 04. Application No.:** 11310-00381
Location: 127 OAKLAND PARK AVE. (43214), located on the south side of Oakland Park Ave., approximately 300 feet west of Fredonia Avenue.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable height of a garage from 15 feet to 22 feet.
3332.38, Private garage.
To increase the allowable area of a garage from 720 square feet to 810 square feet.
Proposal: To raze and rebuild a new garage.
Applicant(s): Andrew Muetzel
127 Oakland Park Ave.
Columbus, Ohio 43214
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
- 05. Application No.:** 11310-00383
Location: 61 EAST WILLIAMS ROAD (43207), located on the south side of East Williams Road, approximately 450 feet east of South High Street.
Area Comm./Civic: Far South Columbus Area Commission
Existing Zoning: RRR, Restricted Rural Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback from 25 feet to 10 feet.
Proposal: To install a driveway turn-around in the front yard of a residential property.
Applicant(s): Skilken D.S., c/o Seth Dorman
4270 Morse Road
Columbus, Ohio 43230
Property Owner(s): Steven Freeman
61 E. Williams Road
Columbus, Ohio 43207
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

- 06. Application No.:** 11310-00384
Location: 69 EAST WILLIAMS ROAD (43207), located on the south side of East Williams Road, approximately 500 feet east of South High Street.
Area Comm./Civic: Far South Columbus Area Commission
Existing Zoning: RRR, Restricted Rural Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback from 25 feet to 10 feet.
Proposal: To install a driveway turn-around in the front yard of a residential property.
Applicant(s): Skilken D.S., c/o Seth Dorman
4270 Morse Road
Columbus, Ohio 43230
Property Owner(s): Rufus Logan
69 E. Williams Road
Columbus, Ohio 43207
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
- 07. Application No.:** 11310-00387
Location: 2351 WESTBELT DRIVE (43228), at the southwest corner of Roberts Rd. & Westbelt Dr.
Area Comm./Civic: None.
Existing Zoning: M-2, Manufacturing
Request: Variances to Sections:
3312.21, Landscaping and screening.
To not provide interior landscaping and to be exempted from providing setback and perimeter screening; instead to provide perimeter landscaping.
3321.03, Lighting.
To allow the overall height of light standards to exceed 28 ft.; to allow the height to be 60 ft. Also, to install directional lighting instead of cut-off fixtures with recessed lighting.
3367.15, M-2 manufacturing district special provisions.
To permit the establishment of an 8 ft. fence within the 50 ft. of the street line.
Proposal: To expand and improve an existing railroad switching facility.
Applicant(s): Russ Henestofel; c/o E.M.H.&T.
5500 New Albany Rd.
Columbus, Ohio 43054
Property Owner(s): New York Central Lines, L.L.C.
550 Water St.
Jacksonville, Florida 32202
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

- 08. Application No.:** 11310-00388
Location: 272 FALLIS ROAD (43214), located on the north side of Fallis Road, approximately 100 feet west of Granden Avenue.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable height of a garage from 15 feet to 22'6".
Proposal: To raze and rebuild a new garage.
Applicant(s): Shawn McNeil
370 Charleston Ave.
Columbus, Ohio 43214
Property Owner(s): David Givler
272 Fallis Road
Columbus, Ohio 43214
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
- 09. Application No.:** 11310-00389
Location: 357 WEST FOURTH AVE. (43201), located on the south side of West Fourth Avenue, approximately 60 feet east of Pennsylvania Ave.
Area Comm./Civic: Harrison West Society
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable height of a garage from 15 feet to 20'6".
3312.25, Maneuvering
To reduce the maneuvering space from 20 feet to 15'5".
Proposal: To construct a new detached garage.
Applicant(s): Shawn McNeil
370 Charleston Ave.
Columbus, Ohio 43214
Property Owner(s): Randy Babb
357 W. Fourth Ave.
Columbus, Ohio 43201
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

10. **Application No.:** 11310-00394
Location: 1704 NORTH HIGH STREET (43201), located on the east side of High St., 70 ft. north of E. 12th Ave.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance to Section:
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of additional parking spaces from 20 to 0.
Proposal: To convert retail floor space into restaurant space and a bank.
Applicant(s): Michael T. Shannon; c/o Crabbe, Brown & James
500 S. Front St., Suite 1200
Columbus, Ohio 43215
Property Owner(s): Stringshop Building, L.L.C.
115 W. Main St.
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

THE FOLLOWING CASES WERE DISCUSSED AT A PREVIOUS STAFF REVIEW MEETING:

11. **Application No.:** 11310-00288
Location: 1947 SUNBURY ROAD (43219), located on the west side of Sunbury Road, approximately 300 feet north of Mock Road.
Area Comm./Civic: Northeast Area Commission
Existing Zoning: R, Rural District
Request: Variance(s) to Section(s):
3312.35 - Prohibited parking.
To park a commercial vehicle in a residential district.
3312.43, Required surface for parking.
To allow a gravel driveway and parking area.
Proposal: To house a a Semi-trailer truck on a graveled parking surface in a residential district.
Applicant(s): Dorella & James Washington
1947 Sunbury Road
Columbus, Ohio 43219
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

POSTPONED FROM AUGUST

12. **Application No.:** 11310-00327
Location: 1460 NORTH HIGH STREET (43201), located at the southeast corner of E. 8th Ave. & N. High St.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances to Sections:
3321.01, Dumpster area.
To not enclose a dumpster on all sides; to enclose a dumpster on only two sides.
3372.605, Building design standards.

A. To not provide an entrance door on the 8th Ave. frontage; D. To reduce the required glass area from between two ft. and ten ft. above the sidewalk from 60% to 42% on the High St. frontage and to reduce the required glass area from 60% to 10% on the 8th Ave. frontage; and E., To reduce the required glass area on the second floor from 25% to 10% on the 8th Ave. frontage.

3312.49, Minimum number of parking spaces required.

To reduce the minimum number of additional parking spaces from 25 to 0.

Proposal: To convert 2,742 sq. ft. of office space into restaurant space and to make certain exterior alterations to the front building façade.

Applicant(s): Wirt C. Whittaker
84 Belpre Pl., W.
Westerville, Ohio 43081

Property Owner(s): A-Z Investment Properties, Ltd.
3790 S. Old 3C Rd.
Galena, Ohio 43021

Case Planner: Dave Reiss, 645-7973

E-mail: DJReiss@Columbus.gov