

# RESULTS AGENDA

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
OCTOBER 25, 2011 (Including unheard September cases)**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, OCTOBER 25, 2011 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.

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## SEPTEMBER CASE AGENDA (Postponed to October):

1.     **Application No.:**     11310-00350 - **\*\*POSTPONED UNTIL DECEMBER 20, 2011\*\***  
       **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](mailto:DJReiss@Columbus.gov)

**NOT CONSIDERED.**

**2. 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](mailto:JFFreise@Columbus.gov)

**APPROVED.**

**3. 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](mailto:JFFreise@Columbus.gov)

**APPROVED.**

4. **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](mailto:JFFreise@Columbus.gov)

**APPROVED.**

5. **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](mailto:JFFreise@Columbus.gov)

**APPROVED.**

6. **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

**APPROVED.**

7. **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

**APPROVED.**

8. **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

**POSTPONED.**

9. **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

**APPROVED.**

**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

**APPROVED.**

**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:** North East 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

**DISAPPROVED.**

**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:  
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 5 to 0.  
**Proposal:** To convert 5,484 sq. ft. of office space into retail 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

**APPROVED.**

## **OCTOBER CASE AGENDA:**

1.     **Application No.:**     **10311-00451 *\*\*REMANDED FROM COMMON PLEAS COURT\*\****  
      **Location:**           **370 MORRISON ROAD (43213)**, located at the northeast corner of  
                                  Westbourne Ave. & Morrison Rd.  
**Area Comm./Civic:**   None  
**Existing Zoning:**     L-M, Limited Manufacturing District  
**Request:**             Special Permit & Variances(s) to Section(s):  
                                  3363.19, Location requirements.  
                                  To permit a more objectionable use (recycling facility) to locate  
                                  within 600 ft. of a residential or apartment residential zoning district,  
                                  to be at a distance of approximately 200 ft.  
                                  3363.27, Height and area regulations.  
                                  To permit a recycling use to locate within 600 ft. of a residential or  
                                  apartment residential use at a distance of approximately 200 ft.  
                                  3363.41, Storage.  
                                  To not provide the required fence or green belt planting strip for  
                                  screening. Also, to allow salvage storage to occur within 600 ft. of a  
                                  residential or apartment residential zoning district at a distance of  
                                  approximately 200 ft.  
                                  3389.07, Impound lot, junk yard or salvage yard.  
                                  To grant a special permit for the establishment of a recycling facility.  
                                  3392.04, Special permit.  
                                  To obtain a special permit for the operation of a recycling facility.  
                                  3392.10, Performance requirements.  
                                  To increase the allowable height of piled material to be up to 30 ft.  
                                  instead of 10 ft. Also, to not provide at least a 6 ft. tall, non-  
                                  transparent fence around an open area where business is  
                                  conducted.  
                                  3392.12, Prohibited location.  
                                  To allow a recycling facility to be established within 600 ft. of a  
                                  residential or institutional zoning district; to be at a distance of  
                                  approximately 230 ft.  
**Proposal:**             To establish a recycling facility.  
**Applicant(s):**         Columbus Bituminous Concrete Corp.; c/o Jeffrey L. Brown/David Hodge;  
                                  Smith & Hale, L.L.C.  
                                  37 W. Broad St., Suite 725  
                                  Columbus, Ohio 43215  
**Property Owner(s):**   Columbus Bituminous Concrete Corp.; c/o Robert R. Dunn  
                                  10 W. Broad St., Suite 2100  
                                  Columbus, Ohio 43215  
**Case Planner:**       Dave Reiss, 645-7973  
**E-mail:**               DJReiss@Columbus.gov

**DETERMINED FINDINGS-OF-FACT & ACCEPTED EXHIBITS & EVIDENCE  
FOR THE RECORD.**



2.     **Application No.:**     **11310-00441**  
       **Location:**         **792 SOUTH FIFTH STREET (43206)**, located on the east side of South Fifth Street, approximately 200 feet north of East Kossuth Street.  
       **Area Comm./Civic:**   German Village Commission  
       **Existing Zoning:**   R-2F, Residential District  
       **Request:**            Variance(s) to Section(s):  
                              3332.38, Private garage.  
                                  To allow habitable space in the second floor of the garage.  
                              3332.38, Private garage.  
                                  To allow a detached garage to occupy more than 45 percent of the total rear yard (53 percent).  
                              3332.18, Basis of computing area.  
                                  To increase total lot coverage from 50 percent to 52.89 percent.  
                              3332.28, Side or rear yard obstruction.  
                                  To allow a structure in the required side yard.  
  
       **Proposal:**           To construct a detached garage.  
       **Applicant(s):**       William Hugus Architects, Ltd.  
                              750 Mohawk Street  
                              Columbus, Ohio 43206  
  
       **Property Owner(s):** James & Nancy Fleming  
                              792 S. Fifth Street  
                              Columbus, Ohio 43206  
  
       **Case Planner:**     Jamie Freise, 6415-6350  
       **E-mail:**            JFFreise@Columbus.gov  
  
**APPROVED.**

3.     **Application No.:**     **11310-00446**  
       **Location:**         **7130 SAWMILL ROAD (43235)**, located at the northeast corner of Sawmill Road and I-270.  
       **Area Comm./Civic:**   Far Northwest Coalition  
       **Existing Zoning:**   CPD, Commercial Planned Development District  
       **Request:**            Variance(s) to Section(s):  
                              3312.49, Maximum numbers of parking spaces required.  
                                  To increase the maximum number of parking spaces from 90 to 125.  
                              3312.29, Parking Space  
                                  To allow 12 parking spaces at the south end of the parking lot to be less than the code required size of 9' x 18'.  
  
       **Proposal:**           To construct a restaurant.  
       **Applicant(s):**       Icebreaker Development, c/o Steve Fox  
                              171 Charring Cross Drive  
                              Westerville, Ohio 43081  
  
       **Property Owner(s):** Newmarket Acquisition Ltd.  
                              191 W. Nationwide Blvd., Ste 200  
                              Columbus, Ohio 43215  
  
       **Case Planner:**     Jamie Freise, 6415-6350  
       **E-mail:**            JFFreise@Columbus.gov  
  
**APPROVED.**

4. **Application No.:** 11310-00452  
**Location:** 1122 NORTH HIGH STREET (43201), located on the east side of N. High St., at the terminus of W. 4th Ave.  
**Area Comm./Civic:** Italian Village Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance to Section: 3312.49, Minimum number of parking spaces required.  
To reduce the required number of additional parking spaces from 13 to 0. To reduce the required number of bicycle parking spaces from 2 to 0.  
**Proposal:** To convert 1,309 sq. ft. of retail commercial space into restaurant space.  
**Applicant(s):** Danny Popp; c/o DDP and Associates, Architects/Planners  
855 E. Cooke Rd.  
Columbus, Ohio 43224  
**Property Owner(s):** Ruanphae Chution  
1124 N. High St.  
Columbus, Ohio 43201  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

**APPROVED.**

5. **Application No.:** 11311-00449  
**Location:** 3500 MILL RUN DRIVE (43026), located at the southeast corner of Spring Mill Drive and Mill Run Drive  
**Area Comm./Civic:** None  
**Existing Zoning:** L-ARLD, Apartmen Residential District  
**Request:** Special Permit(s) to Section(s): 3389.033, Cemetery.  
To allow a columbarium.  
**Proposal:** To permit a columbarium to be used for the internment of cremated remains.  
**Applicant(s):** Timothy C. Long  
455 S. Ludlow Street  
Columbus, Ohio 43215  
**Property Owner(s):** Upper Arlington Lutheran Church  
2300 Lytham Road  
Columbus, Ohio 43220  
**Case Planner:** Jamie Freise, 6415-6350  
**E-mail:** JFFreise@Columbus.gov

**APPROVED.**

6. **Application No.:** 11311-00451  
**Location:** 842 MANSFIELD AVE. (43219), located on the east side of Mansfield Avenue, approximately 300 feet south of East Fifth Avenue.  
**Area Comm./Civic:** North Central Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit & Variances(s) to Section(s):  
3389.07 - Impound lot, junk yard or salvage yard.  
To allow an imound lot.  
3392.10, Performance requirements.  
To not enclose the impound lot with a solid fence.  
3392.12, Prohibited location.  
To allow an impound lot to be located within 600 feet of any residential or institutional zoning district.  
**Proposal:** To allow an unfenced impound lot within 600 feet of residentially zoned property.  
**Applicant(s):** Jeffrey L. Brown  
37 W. Broad St., Suite 725  
Columbus, Ohio 43215  
**Property Owner(s):** Donald & Anna Compton, Tr  
1000 Urlin Avenue  
Columbus, Ohio 43212  
**Case Planner:** Jamie Freise, 6415-6350  
**E-mail:** JFFreise@Columbus.gov

**POSTPONED.**

7. **Application No.:** 11311-00453  
**Location:** 551 CORR ROAD (43207), located on the south side of Corr Rd., approximately 1/2 mile west of Hillock Rd.  
**Area Comm./Civic:** Far South Columbus Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit to Section:  
3389.12, Portable building.  
To allow a portable building to serve as a temporary guard house.  
**Proposal:** To permit the continuation of the use of a portable building.  
**Applicant(s):** Mike Williamson; c/o Cornerstone Engineering & Planning  
5543-1/2 U.S. Route 42  
Mt. Gilead, Ohio 43338  
**Property Owner(s):** William R. McQuirt  
4845 Obetz-Reese Rd.  
Columbus, Ohio 43207  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

**APPROVED.**

8. **Application No.:** 11310-00462  
**Location:** 2233 HARDY PARKWAY STREET (43123), located on the west side of Hardy Parkway St., approximately 207.5 ft. south of Feddern Ave.  
**Area Comm./Civic:** Southwest Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3312.43, Required surface for parking.  
To allow the use of a gravel surface for parking.  
**Proposal:** To allow parking and storage of vehicles and equipment on a gravel surface for a mobile equipment rental company.  
**Applicant(s):** David Hodge; c/o Smith & Hale, L.L.C.  
37 W. Broad St., Suite 725  
Columbus, Ohio 43215  
**Property Owner(s):** Burroughs Property Holdings, L.L.C.  
2233 Hardy Parkway St.  
Grove City, Ohio 43123  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**APPROVED.**

9. **Application No.:** 11310-00521  
**Location:** 2232 & 2236 SUMMIT STREET (43201), located at the southeast corner of E. Oakland Ave. & Summit St.  
**Area Comm./Civic:** University  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance to Section:  
3312.49, Minimum number of parking spaces required.  
To reduce the required number of additional parking spaces from 25 to 0.  
**Proposal:** To convert retail commercial space into an eating & drinking establishment.  
**Applicant(s):** Blake Compton  
3494 Trabue Rd.  
Columbus, Ohio 43204  
**Property Owner(s):** Ville Billy Properties, L.L.C.  
434 Clinton Heights Ave.  
Columbus, Ohio 43201  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**APPROVED.**

(An extension of time was also granted for an Adena Dr. address.)