

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 20, 2011**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, DECEMBER 20, 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.

1. **Application No.:** 11310-00525
Location: 19 EAST 13TH AVENUE (43201), located at the southwest corner of Pearl Al. & E. 13th 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 35 to 0.
Proposal: To convert 3,446 sq. ft. of commercial retail floor space into an eating and drinking establishment.
Applicant(s): Deanna Frank; c/o 3D Group, Inc.
266 N. 4th St.
Columbus, Ohio 43215
Property Owner(s): BT Campus Holdings, Ltd.
2470 E. Main St.
Columbus, Ohio 43209
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

2. **Application No.:** 11310-00580
Location: 129 KING AVENUE (43201), located on the south side of King Ave., 81.25 ft. west of Hunter Ave.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variances to Sections:
3332.38, Private garage.
To increase the overall height of a detached garage from 15 ft. to 19 ft.
3309.14, Height district.
To increase the overall height of a structure from 35 ft. to 75 ft. (increase of 40 ft.).
Proposal: To construct a 720 sq. ft. detached garage and a 75 ft. tall wind turbine.
Applicant(s): David Murchie
129 King Ave.
Columbus, Ohio 43201
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
3. **Application No.:** 11310-00584
Location: 530 McNAUGHTEN ROAD (43213), located at the southwest corner of McNaughten Road and Billington Drive.
Area Comm./Civic: None
Existing Zoning: PUD-4, Planned Unti Development District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces
To reduce the minimum number of additional parking spaces from 16 to 0.
Proposal: To construct an addition for a church.
Applicant(s): Stone Environmental Engineering, c/o Rick Harkless
748 A Green Crest Drive
Westerville, Ohio 43081
Property Owner(s): Prince of Peace Lutheran Church
530 McNaughten Road
Columbus, Ohio 43213
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4. **Application No.:** 11310-00586
Location: 7433 ALTA VIEW BLVD. (43085), located at the southwest corner of Worthington Woods Blvd. and Alta View Blvd.
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: M-2, Manufacturing District
Request: Variance(s) to Section(s):
3367.15, M-2 manufacturing district special provisions.
To reduce the building setback from 50 feet to 30 feet along Worthington Woods Blvd.
3367.15, M-2 manufacturing district special provisions.
To reduce the parking setback from 50 feet to 0 feet along Worthington Woods Blvd.
3367.29, Storage
To reduce the setback for the open storage of materials along a major thoroughfare from 125 feet to 0 feet and from any lot line 25 feet to 0 feet.
Proposal: To expand an existing self storage facility.
Applicant(s): The Ellis Company, c/o David Hodge, Smith & Hale, LLC
37 West Broad Street, Ste 725
Columbus, Ohio 43215
Property Owner(s): SS Alta View LLC
PO Box 320099, PTA-SI #2004
Alexandria, VA 22320
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
5. **Application No.:** 11310-00588
Location: 972 NORTH HIGH STREET (43201), located on the east side of N. High St., approximately 82.5 ft. south of E. 2nd Ave.
Area Comm./Civic: Italian Village
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 14 to 0.
Proposal: To convert 1,500 sq. ft. of retail space into restaurant space for a restaurant expansion.
Applicant(s): Jim W. Clarke; c/o Clarke Architects, Inc.
2433 Shillingham Ct.
Powell, Ohio 43065
Property Owner(s): Sebram, Inc.
303 Green Meadows Dr., S.
Westerville, Ohio 43081
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

6. **Application No.:** 11310-00590
Location: 8303 NORTH HIGH STREET (43235), located on the west side of N. High St., approximately 157 ft. south of Lazelle Rd., W.
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: L-C-4, Limited Commercial District
Request: Variance to Section:
Z04-087 side yard setback requirements.
To reduce the minimum side yard from 25 ft. to 10 ft.
Proposal: To construct a new restaurant.
Applicant(s): Butch Baur; c/o Waffle House
5986 Financial Dr.
Norcross, Georgia 30071
Property Owner(s): Metropolitan 23 L.L.C.
150 E. Broad St., Suite 800
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
7. **Application No.:** 11310-00593
Location: 259 NORTH 21ST STREET (43203), located on the west side of North 21st Street, approximately 300 feet south of Mt. Vernon Ave.
Area Comm./Civic: Near East Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements
To reduce the lot width from 50 feet to 32 feet.
Proposal: A small lot split.
Applicant(s): Gregory M. Coney
322 Carpenter Street
Columbus, Ohio 43205
Property Owner(s): Columbus Housing Partnership
562 E. Main Street
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

8. **Application No.:** 11310-00606
Location: 3525 OLENTANGY RIVER ROAD (43214), located at the northwest corner of Olentangy River Road and North Broadway.
Area Comm./Civic: None
Existing Zoning: C-3, Commercial District
Request: Variance(s) to Section(s):
3309.14, Height districts.
To increase the height of a building from 35 feet to 95 feet.
Proposal: To construct a parking garage.
Applicant(s): Ohio Health Corp., c/o Jeffrey L. Brown, Smith & Hale, LLC
37 West Broad Street, Ste 725
Columbus, Ohio 43215
Property Owner(s): Ohio Health Corp, c/o Doug Scholl
3535 Olentangy River Road
Columbus, Ohio 43214
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
9. **Application No.:** 11310-00610
Location: 1347 26TH AVENUE (43211), located on the south side of 26th Avenue, approximately 300 feet west of Cleveland Avenue.
Area Comm./Civic: South Linden Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.05, Area District Standards
To reduce the lot width from 50 feet to 35 feet.
3332.20, R-3, Area District Requirements
To reduce the minimum lot area from 5,000 square feet to 4,580 square feet.
Proposal: To reconfigure 6 lots to 9.
Applicant(s): Duxberry Landing Homes, LLC, c/o David Hodge/Smith & Hale, LLC.
37 West Broad Street, Ste 725
Columbus, Ohio 43215
Property Owner(s): DTV Real Estate, LLC
10510 Laguna Circle
Plain City, Ohio 43064
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

10. **Application No.:** 11310-00498
Location: 1398-1400 NORTH HIGH STREET (43215), located at the northeast corner of North High Street and East 7th Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3309.14, Height districts.
To increase the allowable height for a building from 35 feet to 75 feet.
3372.605(E), Building design standards.
To allow open air windows on the upper story windows.
Proposal: To construct 86 apartments atop parking and ground-floor retail space to be anchored by a pharmacy.
Applicant(s): Kohr Royer Griffith
1480 Dublin Road
Columbus, Ohio 43215
Property Owner(s): Annlee Investment Company LLC
1480 Dublin Road
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
11. **Application No.:** 11311-00493
Location: 1155 WEST MOUND STREET (43223), located on the south side of West Mound Street approximately half a mile from South Central Avenue.
Area Comm./Civic: Southwest Area Commission
Existing Zoning: CPD, Commercial Planned Development District
Request: Special Permit(s) to Section(s):
3389.087 - Outdoor amphitheaters.
To allow a special permit for an outdoor amphitheater.
Proposal: A special permit to allow stadium seating for an outdoor amphitheater.
Applicant(s): King Holding Corporation, c/o John W. Zeiger
41 South High Street, Ste 3500
Columbus, Ohio 43215
Property Owner(s): Franklin County Board of Commissioners, c/o COCIC
PO Box 6355
Columbus, Ohio 43206
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov