

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 28, 2012**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, FEBRUARY 28, 2012 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.:** **11310-00722**
 Location: **1201 OLENTANGY RIVER ROAD (43212)**, located on the west side of
 Olentangy River Rd., 125 ft. north of W. 3rd Ave.
 Area Comm./Civic: Fifth by Northwest Area Commission
 Existing Zoning: C-4, Commercial District
 Request: Variances to Sections:
 3312.11, Drive-up stacking area.
 To reduce the minimum number of stacking spaces from 8 to 5.
 3372.704, Setback requirements.
 To reduce the minimum parking setback from 25 ft. to 5 ft.
 3372.709, Parking and circulation.
 To allow parking in front of the principal building, between the
 building and the street right-of-way line.
 Proposal: To construct a new shopping center.
 Applicant(s): Northstar Realty; c/o Jackson B. Reynolds, III; Smith & Hale, L.L.C.
 37 W. Broad St., Suite 725
 Columbus, Ohio 43215
 Property Owner(s): Olentangy Ventures II, L.L.C.
 150 E. Broad St., Suite 100
 Columbus, Ohio 43215
 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

2. **Application No.:** 11310-00726
Location: 6086 RIVERSIDE DRIVE (43017), located on the east side of Riverside Drive, approximately 300 feet south of Marin Road.
Area Comm./Civic: Northwest Civic Association
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3333.18, Building lines.
To reduce the building line from 25' to 15' for a two brick piers.
3333.18, Building lines.
To reduce the building line from 25' to 4'6" for an iron fence.
Proposal: To construct two (2) brick piers and install an iron fence in front of the building setback.
Applicant(s): Edsall & Associates, c/o Deborah C. Edsall
754 Neil Avenue
Columbus, Ohio 43215
Property Owner(s): Friendship Village of Dublin, Ohio, Inc.
6000 Riverside Drive
Dublin, Ohio 43017
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
3. **Application No.:** 11310-00730
Location: 1918 NORTH HIGH STREET (43201), located on the east side of High St., 82.5 ft. south of E. 17th Ave.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance to Section:
3372.609, Parking and circulation.
To reduce the minimum number of required parking spaces from 68 to 7 (or, a reduction from 61 to 0 additional parking spaces).
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of bicycle parking spaces from 2 to 0.
Proposal: To replace an existing parking variance (V99-007) with one that accurately reflects the current conditions and to add an additional parking variances for a patio seating area.
Applicant(s): Chumley's Pub; c/o Donald Plank; Plank Law Firm
145 E. Rich St., 3rd Floor
Columbus, Ohio 43215
Property Owner(s): Oxford-Ross of Ohio L.L.C.; c/o Donald Plank, Plank Law Firm
145 E. Rich St.
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

4. **Application No.:** 11310-00731
Location: 1897 MCKINLEY AVENUE (43222), located on the south side of McKinley Ave., approximately 1,725 ft. west of Grandview Ave.
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Variances to Sections:
3312.27, Parking setback line.
To reduce the parking and maneuvering setback from 10 ft. to 0 ft.
3312.21, Landscaping and screening.
To be exempt from the requirements for interior landscaping, setback and perimeter landscaping requirements.
3312.43, Required surface for parking.
To permit a gravel surface for parking and maneuvering instead of a required hard surface.
3312.39, Striping and marking.
To not stripe or mark parking spaces or aisles.
3321.05, Vision clearance.
To not maintain two, 10 ft. clear vision triangles at the property line where the driveway and right-of-way intersect.
Proposal: To construct a 4,800 sq. ft. automobile storage building.
Applicant(s): John Ingwersen
1050 Bryden Rd.
Columbus, Ohio 43205
Property Owner(s): Masood Haghazari
4663 Pine Tree Ct.
Westerville, Ohio 43082
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
5. **Application No.:** 11310-00732
Location: 1006 SOUTH HIGH STREET (43206), located at the southeast corner of South High Street and Stewart Avenue.
Area Comm./Civic: Brewery District
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.604(A), Setback requirements
To increase the building setback from 10 feet to 55 feet.
3372.609(A), Parking and circulation
To allow parking, stacking and circulation within the building setback and the street right of way liine.
3372.604(B), Setback requirements
To allow parking on the side of a building.
3372.604(B), Setback requirements
To permit a parking and maneuvering setback of less than five (5) ft opposite the Pearl Street right-of-way line
3321.09, To permit an aisle less than 17 ft wide for 75 ° angled parking spaces.
Proposal: To raze and rebuild a McDonald's.
Applicant(s): GPD Group, c/o Lynsey Ondecker
1801 Watermark Drive, Ste 150

Columbus, Ohio 43215

Property Owner(s): McDonald's USA LLC, c/o David Warren
2 Easton Oval, Ste 209
Columbus, Ohio 43219
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

6. **Application No.:** 11310-00735
Location: 1211 GRANT AVENUE (43201), located on the west side of Grant Avenue, approximately 360' north of West 5th Avenue.
Area Comm./Civic: University 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 parking spaces from 2 to 1.
Proposal: To construct a single family dwelling with a single car garage.
Applicant(s): EMH&T, c/o Linda Menerey
5500 New Albany Road
Columbus, Ohio 43054
Property Owner(s): Weinland Park Homes, LLC, c/o NRP Group attn: Alan F. Scott
5309 Transportation Blvd.
Cleveland, Ohio 44125
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

7. **Application No.:** 11310-00755
Location: 3535 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 180 feet.
Proposal: To construct a patient residence.
Applicant(s): Ohio Health Corp., c/o Jeffrey L. Brow, Smith & Hale, LLC
37 West Broad Street, Ste 725
Columbus, Ohio 43215
Property Owner(s): Ohio Health Corp, c/o Dough Scholl
3535 Olentangy River Road
Columbus, Ohio 43214
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

HOLDOVER CASES

8. **Application No.:** **11310-00669**
 Location: **150 WEST LANE AVENUE (43201)**, located on the north side of Lane Ave., approximately 90 ft. east of Neil Ave.

 Area Comm./Civic: University Area Commission
 Existing Zoning: AR-4, Apartment Residential District
 Request: Variances to Sections:
 3372.563, Maximum lot coverage.
 To increase the allowable lot coverage from not more than 40% of the lot area to 42.99% of the lot area.
 3372.564, Parking.
 To reduce the minimum number of required parking spaces from 152 to 66 (86 spaces).
 3372.565, Building lines.
 To permit the building setback to be 11 ft. 4 in., instead of by the average of the setbacks of the nearest buildings on each side of the subject lot; approximately 18 ft. would be the average.
 3372.566, Building separation and size.
 To permit the maximum building size to exceed 10,200 sq. ft.; to allow a building of 57,808 sq. ft.; 47,608 sq. ft. larger than allowable.
 3372.567, Maximum floor area.
 To increase a building's floor area ratio from .80 to 1.61; an increase of .81.
 3372.568, Height.
 To increase the mean height of a building from between the cornice/eave and the highest roof point from 35 ft. from the finished grade line of the lot to 60 ft. and to increase the allowable height of other portions of the building from 40 ft. to 60 ft.

 Proposal: To construct a 40 unit apartment building.
 Applicant(s): Edwards Companies; c/o Michael T. Shannon; Crabbe, Brown & James, L.L.P.
 500 S. Front St., Suite 1200
 Columbus, Ohio 43215

 Property Owner(s): Doric Properties; c/o Chris Yessios
 52 E. 15th Ave.
 Columbus, Ohio 43201

 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

9. **Application No.:** 11310-00670
Location: 264 WEST NORWICH AVENUE (43201), located on the north side of W. Norwich Ave. at the terminus of Tuttle Park Pl.
Area Comm./Civic: University Area Commission
Existing Zoning: AR-4, Apartment Residential District
Request: Variances to Sections:
3321.05, Vision clearance.
To not provide a 10 ft. clear vision triangle at the driveway which accesses the lower garage.
3333.24, Rear yard.
To reduce the required rear yard from 25% of the total lot area (10,089.75 sq. ft.) to 3.34% of the total lot area (1,350 sq. ft.).
3372.562, Landscaped area and treatment.
To reduce the rear lot area required to have landscaping from 5% of the total lot area (2,0179.95 sq. ft.) to 3.34% of the total lot area (1,350 sq. ft.).
3372.563, Maximum lot coverage.
To increase the allowable lot coverage of a building from 40% of the lot area to 74.70% of the lot area.
3372.564, Parking.
To reduce the required number of parking spaces from 206 to 140 (66 spaces).
3372.565, Building lines.
To reduce the required building setback from 40 ft. to 3 ft. 6 in. (36.5 ft.)
3372.566, Building separation and size.
To increase the allowable building size from 10,200 sq. ft. of calculated floor area to 79,259 sq. ft.; an increase of 69,000 sq. ft.
3372.567, Maximum floor area.
To increase a building's floor area ratio from .80 to 1.96; an increase of 1.16.
3372.568, Height.
To increase the mean height of a building from between the cornice/eave and the highest roof point from 35 ft. from the finished grade line of the lot to 60 ft. and to increase the allowable height of other portions of the building from 40 ft. to 60 ft.
Proposal: To construct a 56 unit apartment building.
Applicant(s): Edwards Companies; c/o Michael T. Shannon; Crabbe, Brown & James, L.L.C.
500 S. Front St., Suite 1200
Columbus, Ohio 43201
Property Owner(s): Evelopis Properties; c/o George Bavelis
52 E. 15th Ave.
Columbus, Ohio 43201
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

10. **Application No.:** 11310-00624
Location: 1479 NORTH HIGH STREET (43201), located on the west side of High Street approximately 120 feet south of 9th Avenue.
Area Comm./Civic: University 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 amount of additional parking from 5 to 0.
Proposal: To construct a 581 sq.ft. patio for an existing bar.
Applicant(s): Jack D. Walters & Associates, c/o Joseph P. Borghese
5166 Blazer Parkway
Dublin, Ohio 43017
Property Owner(s): Joseph P. and Linda S. Mollica
1376 Castleton Road North
Columbus, Ohio 43220
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
11. **Application No.:** 11310-00676
Location: 410 HOLTZMAN AVE (43205), located on the east side of Holtzman Avenue, approximately 650 feet north of East Main Street.
Area Comm./Civic: Near East Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3363.41, Storage.
To reduce the distance of outdoor storage of materials other than junk, waste products or salvage from 100 feet to 30 feet from residentially zoned property and to reduce the front setback from 30 feet to 10 feet and side and rear setback from 20 feet to 0 feet.
3312.43, Required surface for parking.
To allow a gravel driveway, circulation and parking area.
Proposal: To create a storage lot for boats and RV's.
Applicant(s): Wrights Properties, Ltd., c/o Donald Plank
145 East Rich Street
Columbus, Ohio 43215
Property Owner(s): Applicants
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

12. **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
13. **Application No.:** 11310-00678
Location: 3343 MAIZE ROAD (43224), located on the west side of Maize Road, approximately 120 feet north of Oakland Park Ave.
Area Comm./Civic: North Linden Area Commission
Existing Zoning: R-3, Residential & C-1, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of automobile parking spaces from 35 to 16.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of bicycle parking spaces from 2 to 0.
Proposal: A change of use from retail and restaurant to a church.
Applicant(s): Rose Oberst- Property Management
6420 E. Main Street
Reynoldsburg, Ohio 43068
Property Owner(s): Ander FLP
11640 Johnstown Road
New Albany, Ohio 43054
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov