

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 24, 2012**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JANUARY 24, 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.

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1. **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.
3332.18, Basis for computing area
To increase the lot coverage from 50% to 53.7%.
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

2. **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
3. **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

4. **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 43054
Property Owner(s): Ander FLP
11640 Johnstown Road
New Albany, Ohio 43054
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
5. **Application No.:** 11311-00587
Location: 1502 HARMON AVE. (43223), located on the east side of Harmon Avenue, approximately 150 feet south of Emig Road.
Area Comm./Civic: Southwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variance(s) to Section(s):
3363.19, Location requirements.
To reduce the separation requirement of a more objectionable use to a residentially zoned use from 600 feet to 0 feet.
3363.27, Height and area regulations.
To reduce the separation requirement of a more objectionable use to a residentially zoned use from 600 feet to 0 feet.
3363.41, Storage.
To reduce the stored location of salvage materials to any residential property from 100 feet to 0 feet, to any street right of way from 30 feet to 0 feet, and to any lot lines from 20 feet to 0 feet and to not enclose the property with an unpierced fence or enclose the property with a green belt planting strip.
3392.12, Prohibited location.
To reduce the separation requirement of a more objectionable use to a residentially zoned use from 600 feet to 0 feet.
3392.10, Performance requirements.
To not enclose the property with an unpierced fence or enclose the property with a green belt planting strip and to pile materials higher than 10 feet; for stockpile heights 25ft and for equipment, 75 feet.
3309.14, Height districts.
To allow equipment to be erected at 75 feet in a 35 feet district.
Proposal: To permit a mixing and proportioning concrete plant and recycling of concrete products.
Applicant(s): Central Ready-Mix, LLC, c/o Jeffrey L. Brown, Smith & Hale, LLC
37 West Broad Street, Ste 725
Columbus, Ohio 43215

Property Owner(s): 1500 Harmon Avenue, LLC
3715 Rushmore Drive
Columbus, Ohio 43220
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

6. **Application No.:** 11311-00617
Location: 4252 TRURO STATION ROAD (43232), located at the northwest corner of Hamilton Road and Truro Station Road.
Area Comm./Civic: Sotheast Community Coalition
Existing Zoning: M-1, Manufacturing District
Request: Special Permit & Variance(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To permit a salvage yard.
3392.10, Performance requirements.
To not enclose the property with an unpierced fence or enclose the property with a green belt planting strip and to increase the allowable height of stacked materials from 10 feet to 14 feet.
3392.12, Prohibited location.
To reduce the separation requirement of a more objectionable use to a residentially zoned use from 600 feet to 0 feet.
3363.19, Location requirements.
To reduce the distance of a manufacturing use to a residential zoning district from 600 feet to 0 feet.
3363.27, Height and area regulations.
To reduce the distance of a manufacturing use to a residential zoning district from 600 feet to 0 feet.
Proposal: To permit a concrete mixing and proportioning plant.
Applicant(s): Central Ready-Mix, LLC, c/o Johnthan C. Lippert, LLC
550 S. Main Street
Monroe, Ohio 45050
Property Owner(s): Central Ready Mix, LLC
550 S. Main Street
Monroe, Ohio 45050
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

7. **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
8. **Application No.:** 11310-00495
Location: 5453 REDWOOD ROAD (43229), located on the west side of Redwood Rd., approximately 222 ft. north of Sandalwood Pl.
Area Comm./Civic: Northland Community Council
Existing Zoning: SR, Suburban Residential District
Request: Variance to Section:
3312.27, Parking setback line.
To reduce the minimum setback for parking from 25 ft. to 7 ft.
Proposal: To reduce the required parking setback and to legalize an approximate 266 sq. ft. driveway expansion.
Applicant(s): David E. & Mary B. Jones
5433 Redwood Rd.
Columbus, Ohio 43229
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
9. **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

10. **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