

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MARCH 27, 2012**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, MARCH 27, 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.:** **11310-00593**
 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.:** 12310-00012
Location: 4080 NORTH HIGH STREET (43214), located at the northeast corner of Glenmont Ave. & N. High St.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances to Section(s):
3356.11, C-4 district setback lines.
To reduce the required building setback from 60 ft. to 12 ft. (48 ft.) along High St.
3312.27, Parking setback line.
To reduce the required parking setback from 25 ft. to 1 ft. along High St. and to 4.2 ft. along Glenmont Ave.
3312.49, Minimum numbers of parking spaces required.
To increase the maximum allowable number of parking spaces from 24 to 29 (5 spaces).
3312.21, Landscaping and screening.
To not provide headlight screening along High St. and to not provide landscape islands in the parking lot.
- Proposal:** To construct a new bank building.
Applicant(s): G.P.D. Group; c/o Andrew Richlen
1801 Watermark Dr., Suite 150
Columbus, Ohio 43215
- Property Owner(s):** Dennis Green
1404 E. 9th St.
Cleveland, Ohio 44114
- Case Planner:** Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
3. **Application No.:** 12310-00017
Location: 1085 FRANK ROAD (43223), located on the south side of Frank Rd., extending the entire block between Brown Rd. and Hardy Parkway St.
Area Comm./Civic: Southwest Area Commission
Existing Zoning: C-3, Commercial & M, Manufacturing District
Request: Variances to Section(s):
3312.11, Drive-up stacking area.
To reduce the required number of stacking spaces from 8 to 7.
3312.27, Parking setback line.
To reduce the required parking setback from 10 ft. to 5 ft. along Frank Rd. and along Brown Rd.
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 24 to 22.
3357.04, Building lines in highway oriented commercial districts.
To reduce the required building setback from 60 ft. to 22 ft. for an existing fuel pump canopy and to 25 ft. for a new fuel pump canopy.
- Proposal:** To expand an existing gas station and convenience store operation.
Applicant(s): Certified Oil Corp.; c/o Donald Plank; Plank Law Firm
145 E. Rich St., 3rd Floor
Columbus, Ohio 43215
- Property Owner(s):** Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

4. **Application No.:** **12310-00016**
 Location: **116 WEST STARR AVE. (43201)**, located at the northeast corner of
 Dennison Avenue and West Starr Avenue.
 Area Comm./Civic: Victorian Village Commission
 Existing Zoning: ARO, Apartment Residential Office District
 Request: Variance(s) to Section(s):
 3333.41(a), Standards.
 To allow new construction on a site of less than one acre (.328
 acres).
 3333.41(b), Standards.
 To allow 37.2 development units per acre.
 3333.41(c), Standards.
 To exceed the maximum of 8 town houses permitted by 2 (10).
 3333.41(d), Standards.
 To increase the lot area from 55% to 57% and to reduce the private
 open space from 20% to 0.
 3333.41(i), Standards.
 To reduce the western side yard from 7.5' to 1.5'.
 3333.41(j), Standards.
 To reduce the building setback from 25' to 11.7'.
 3333.41(k), Standards.
 To reduce the building line to the rear lot line from 10' to 1'.
 3333.41(t), Standards.
 To reduce the common open space from 400 sq.ft. to 0.
 3333.41(u), Standards.
 To allow access to parking spaces to be owned by another party
 other than the Homeowners Association.
 3321.05(A,1), Vision Clearance
 To encroach 8' into the vision clearance triangle.
 Proposal: A 10 unit townhouse residential complex on .328 acre site.
 Applicant(s): Snyder-Barker Investments, LLC, c/o Jack Reynolds
 37 West Broad Street
 Columbus, Ohio 43215
 Property Owner(s): West Third Plaza, Ltd.
 29 West Third Avenue
 Columbus, Ohio 43201
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

5. **Application No.:** 12310-00018
Location: 5130-40 TRABUE ROAD (43228), located on the north side of Trabue Road, approximately 547 feet east of Walcutt Road.
Area Comm./Civic: None
Existing Zoning: L-M, Limited Manufacturing District
Request: Variance(s) to Section(s):
3312.43, Required surface for parking.
To allow a gravel parking area.
3363.41, Storage.
To reduce the storage setback from Residentially zoned property from 100 feet to 20 feet.
Proposal: Outdoor storage of boats and RV's.
Applicant(s): Cornerstone Engineering and Planning Company, c/o Mike Williamson
5543 1/2 US HWY 42
Mount Gilead, Ohio 43338
Property Owner(s): Trabue Road Self Storage, LLC., c/o Jeff Cutler
7525 Perry Road
Delaware, Ohio 43015
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
6. **Application No.:** 12310-00019
Location: 484 EAST KOSSUTH STREET (43206), located at the northeast corner of E. Kossuth St. & S. Washington Ave.
Area Comm./Civic: South Side Area Commission
Existing Zoning: R-2F, Residential District
Request: Variances to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 4 to 3.
3321.05, Vision clearance.
To reduce the minimum vision clearance triangle from a street to an alley from 10 ft. x 10 ft. to 3 ft. x 3 ft.
3332.22, Building lines on corner lots -- Exceptions.
To reduce the building line for a dwelling from 20% of the lot's width (8 ft.) to 7.5% of the lot's width (3 ft.) along the western property line and to reduce the building line for a detached garage on a corner lot from 10 ft. to 3 ft. along the west property line..
3332.25, Maximum side yards required.
To reduce the maximum side yard required from 20% of the lot's width (8 ft.) to 15% of the lot's width (6 ft.).
Proposal: To construct a 2-family dwelling.
Applicant(s): James A. Wright; c/o Residential Designed Solutions, Inc.
7844 Flint Rd.
Columbus, Ohio 43235
Property Owner(s): Howard Gatoff
411 Reinhard Ave.
Columbus, Ohio 43206
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

7. **Application No.:** **12310-00023**
 Location: **217 EAST MOLER STREET (43206)**, located on the southeast corner of Moler Street and 6th Street.
 Area Comm./Civic: Columbus Southside Area Commission
 Existing Zoning: R-2F, Residential District
 Request: Variance(s) to Section(s):
 3321.05(B,2), Vision clearance.
 To allow a structure to encroach into the vision clearance triangle.
 Proposal: To allow an existing deck to encroach into the vision clearance triangle.
 Applicant(s): Dava Shamblin
 217 E. Moler Street
 Columbus, Ohio 43206
 Property Owner(s): Applicant
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

HOLDOVER CASES

8. **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 line.
 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
 3312.09, 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

9. **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
10. **Application No.:** 12310-00077
Location: 1644 NORTH HIGH STREET (43201), located at the northeast corner of High Street and Chittenden.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49C, Minimum number of automobile parking spaces required.
To reduce the minimum number of parking spaces from 6 to 0.
3312.49B, Minimum number of bicycle parking spaces required.
To reduce the minimum number of parking spaces from 2 to 0.
Proposal: To convert an existing retail space to restaurant use.
Applicant(s): Wenfei Wang

3622 Beulah Circle, Apt. D
Columbus, Ohio 43224
Property Owner(s): James P. Dawson
1644 North High Street
Columbus, OH 43201
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov