

RESULTS AGENDA

**APPEALS AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS
APRIL 24, 2012**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, APRIL 24, 2012 at 6:00 P.M.** in the First Floor Hearing Room of the Building Services Division Offices, 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 Code Enforcement Officer listed on the agenda item(s).

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 to "Sign" this meeting will be made available for anyone with a need for this service, provided the Building Services Division is made aware of this need and given a reasonable notice of at least four (4) hours prior to the scheduled meeting time. To schedule an interpreter, please contact the City of Columbus, Human Resources Department at 645-6373 or TDD 645-3293.

THE FOLLOWING CASES WILL BE HEARD BEGINNING AT 6:00 P.M.:

1. 12312-00035
2210 EAST DUBLIN-GRANVILLE ROAD
Northland Community Council
C-4, Commercial

To Appeal Zoning Code Violation Order No. 11470-01438 issued on 1/19/2012 for:

1. 3305.01, Certificate of Zoning Clearance required.
2. 3303.01(A), Adult entertainment establishment.

City Staff: Andy Bauman

City Staff Phone: 645-7292

Appellant: 2210, Ltd. c/o Robert Hetzel, 2210 E. Dublin-Granville Road, Columbus, Ohio 43229

Owner: Same as Appellant, 2210 E. Dublin-Granville Road, Columbus, Ohio 43229

Attorney/Agent: David Hodge, 37 West Broad Street, Columbus, Ohio 43215

ORDER UPHELD

2. 11312-00605
999 BONHAM AVENUE
South Linden Area Commission
M, Manufacturing

To Appeal Zoning Code Violation Order No. 11470-03192 issued on 9/30/2011 for:

1. 3305.01, Certificate of zoning clearance.
2. 3389.12, Portable building.
3. 3392.02, License required and expiration.
4. 3389.07, Impound lot, junk yard or salvage yard.

City Staff: Jeff Hann

City Staff Phone: 645-3299

Appellant: Jim Wilson, 1040 Brentnell Ave., Columbus, Ohio 43214

Owner: Phil-Ro Land Company, 999 Bonham Ave., Columbus, Ohio 43211

Attorney/Agent: Richard G. Butz, 5940 N. High St., Worthington, Ohio 43085

ORDER UPHELD EXCEPT 3305.01

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

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

-
1. **Application No.:** **12310-00079**
 Location: **2807 BEXLEY PARK ROAD (43209)**, located at the
 southeast corner of Gould Rd. & Bexley Park Rd.
 Area Comm./Civic: None
 Existing Zoning: R-3, Residential District
 Request: Variance to Section:
 3321.05, Vision clearance.
 To not maintain unobstructed vision clearance
 from between 2-1/2 ft. to 10 ft. above the
 centerline grade of intersecting streets within
 two, 30 ft. right angle triangles formed by that
 area bounded on two sides by intersecting
 street lines and on the third side by connecting
 two points on each street line 30 ft. from the
 point of intersection.
 Proposal: To allow a 3 ft. 4 in. opaque fence within the clear
 vision triangle at a street intersection.

Applicant(s): David Hodge; c/o Smith & Hale, L.L.C.
37 W. Broad St., Suite 725
Columbus, Ohio 43215

Property Owner(s): Colleen Duffy
2807 Bexley Park Rd.
Columbus, Ohio 43209

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

DISAPPROVED

2. **Application No.:** 12310-00081
Location: 636 CHASE ROAD (43214), located at the northwest corner of Indianola Ave. & Chase Rd.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-2, Residential District
Request: Variances to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of additional parking spaces required from 12 to 0.
3312.25, Maneuvering.
To allow maneuvering to parking spaces between the parking setback line and the street right-of-way line; to allow maneuvering to occur in the the right-of-way to access on-site parking spaces.
3312.27, Parking setback line.
To reduce the parking setback line from 25 ft. to 0 ft. and to allow parking within the required parking setback line.
Proposal: To convert a child day care center into a religious facility.
Applicant(s): M. Scott Tedrick; c/o Tedrick Architects
5940 N. High St.
Worthington, Ohio 43085
Property Owner(s): Waldorf Education; c/o Marcelle Gilkerson
636 Chase Rd.
Columbus, Ohio 43214
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

DISAPPROVED

3. **Application No.:** 12310-00086
Location: 139 EAST 2ND AVENUE (43201), located at the southwest corner of Summit St. & E. 2nd Ave.
Area Comm./Civic: Italian Village
Existing Zoning: AR-3, Apartment Residential District
Request: Variance to Section:
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 21 to 0.
- Proposal:** To convert retail space into a place of assembly.
Applicant(s): Susan Keeny
358 King Ave.
Columbus, Ohio 43201
Property Owner(s): Homes of 2nd, L.L.C.
880 E. 11th Ave.
Columbus, Ohio 43211
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

APPROVED