

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MAY 22, 2012**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, MAY 22, 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.:** **11310-00669**
 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

2. **Application No.:** 12310-00018
Location: 3295 SYCAMORE KNOLL DRIVE (43219), located at the southwest corner of Brookview Rd. & Sycamore Knoll Dr.
Area Comm./Civic: Northeast Area Commission
Existing Zoning: R-1, Residential District
Request: Variances(s) to Section(s):
3321.05, Vision Clearance
To reduce the vision clearance from a driveway to a public street from 10 ft. to 4.2 ft.
3332.21, Building lines.
To reduce the minimum building line from 25 ft. to 5.8 ft.
Proposal: To construct an attached garage.
Applicant(s): Susan Plaisted
547 Ruttington Ln.
Westerville, Ohio 43082
Property Owner(s): Catherine Reinoehl
3295 Sycamore Knoll Dr.
Columbus, Ohio 43219
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

3. **Application No.:** 12310-00124
Location: 470 FALLIS ROAD (43214), located on the north east corner of Fallis Road and Colerain 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' to 19'.
Proposal: To raze and rebuild a garage.
Applicant(s): David & Claire Carlin
470 Fallis Road
Columbus, Ohio 43214
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

- 3(A). Application No.:** 12310-00125
Location: 506 S. LAZELLE STREET(parcel 1) (43206), located at the northeast corner of South Lazelle Street and Jackson Street
Area Comm./Civic: German Village Area Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3332.14, R-2F area district requirements.
To reduce the minimum lot size for a 2 sotry, 2 unit dwelling from 6000 sq.ft. to 1960 sq.ft.
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of parking spaces required from 4 to 0.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3' to 0'.
3332.25, Maximum side yards required.
To reduce the maximum side yard from 6' to 0'.
3332.18, Basis of computing area.
To increase the maximum lot area from 50% to 55%
3332.21, Building lines.
To reduce the building line from Jackson Street from 10' to 0'.
3321.05(B)(1), Vision clearance.
To allow a structure to encroach into the vision clearance triangle.
- Proposal:** The applicant proposes to split a lot into 2 seperat parcels resulting in non-conforming 2 family dwellings.
- Applicant(s):** Jennifer Fate
1533 Lake Shore Drive
Columbus, Ohio 43204
- Property Owner(s):** 510 Lazelle Ltd.
1533 Lakeshore Drive
Columbus, Ohio 43204
- Case Planner:** Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
- 3(B). Application No.:** 12310-00125
Location: 506 S. LAZELLE STREET(parcel 2) (43206), located on the east side of Lazelle Street, between Blenkner Street and Jackson Street.
Area Comm./Civic: German Village Area Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3332.14, R-2F area district requirements.
To reduce the minimum lot size or a 2 sotry, 2 unit dwelling from 6000 sq.ft. to 2388 sq.ft.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces required from 4 to 0.
3332.19, Fronting
To allow a dwelling to front on an alley.
- Proposal:** The applicant proposes to split a lot into 2 seperat parcels resulting in non-conforming 2 family dwellings.

Applicant(s): Jennifer Fate
1533 Lake Shore Drive
Columbus, Ohio 43204

Property Owner(s): 510 Lazelle Ltd.
1533 Lakeshore Drive
Columbus, Ohio 43204

Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

3(C). Application No.: **12310-00125**
Location: **506 S. LAZELLE STREET(parcel 3) (43206)**, located at the southeast corner of South Lazelle Street and Blenkner Street

Area Comm./Civic: German Village Area Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3332.14, R-2F area district requirements.
To reduce the minimum lot size or a 2 sotry, 2 unit dwelling from 6000 sq.ft. to 2156 sq.ft.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces required from 4 to 0.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3' to 0'.
3332.25, Maximum side yards required.
To reduce the maximum side yard from 6' to 0'.
3332.19, Fronting
To allow a dwelling to front on an alley.

Proposal: The applicant proposes to split a lot into 2 seperat parcels resulting in non-conforming 2 family dwellings.

Applicant(s): Jennifer Fate
1533 Lake Shore Drive
Columbus, Ohio 43204

Property Owner(s): 510 Lazelle Ltd.
1533 Lakeshore Drive
Columbus, Ohio 43204

Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4. Application No.: **12310-00132**
Location: **2263 REFUGEE ROAD (43207)**, located on the south side of Refugee Road, approximately 75 feet west of SR 104.

Area Comm./Civic: Far South Communities Coalition
Existing Zoning: M, Manufacturing District
Request: Special Permit and Variance(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To allow a vehicle transfer station (salvage yard).
3392.12, Prohibited location.
To allow a junk and salvage yard to be located less than 600' from a residentially zoned lot.

Proposal: To allow a vehicle transfer station

Applicant(s): Edward T. McClellan, Esq.
880 Mendes Court
Columbus, Ohio 43207

Property Owner(s): Randall Hall

2181 Alum Creek Drive
Columbus, Ohio 431207
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

5. **Application No.:** 12310-00204
Location: 976 SOUTH HIGH STREET (43206), located at the northeast corner of Stewart Ave. and High Street
Area Comm./Civic: Brewery District.
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
o reduce the required number of automobile parking spaces from 27 to 9.
3372.406, Design standards.
To not screen a dumpster
Proposal: To convert a a residential unit to an eating and drinking establishment.
Applicant(s): Columbus Maennerchor Inc., c/o Michael O'Reilly
30 Hill Road South, Suite B
Pickerington, Ohio 43147
Property Owner(s): Columbus Maennerchor Inc.
976 South High Stret
Columbus, Ohio 43206
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbu.gov
6. **Application No.:** 10310-00392
Location: 4034 CLEVELAND AVENUE (43224), located on the east side of Cleveland Ave., approximately 180 ft. north of the terminus of Ward Rd.
Area Comm./Civic: Northland Community Council
Existing Zoning: C-2, Commercial District
Request: Variances to Sections:
3312.49 B., Minimum number of parking spaces required.
To reduce the required number of bicycle parking spaces from 3 to 0.
3312.49 C., Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 35 to 8.
Proposal: To convert a single-family dwelling into a church.
Applicant(s): Pastor James T. Edwards, Sr.; c/o Banwo Longe, P.E.
1008 E. Main St.
Columbus, Ohio 43205
Property Owner(s): Pyauainde & Moconjaye Edwards
4034 Cleveland Ave.
Columbus, Ohio 43224
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

7. Application No.: 12310-00202
Location: 1288 NORTH HIGH STREET (43201), located at the southeast corner of E. 6th Ave. and N. High St.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4. Commercial District
Request: Variance to Section:
3312.49, Minimum numbers of parking spaces required
To reduce the required number of additional parking spaces from 10 to 0 and the required number of bicycle parking spaces from 2 to 0.
Proposal: To convert 3,206 sq. ft. of a former janitorial supply company warehouse into a brewery & pub.
Applicant(s): BRU Columbus L.L.C.; c/o Tom Sampson; Behal-Sampson-Dietz, Inc.
990 W. 3rd Ave.
Columbus, Ohio 43212
Property Owner(s): 1288 N. High, L.L.C.
22 E. Gay St., Suite 800
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov