

# **RESULTS AGENDA**

**APPEALS AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS  
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 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.:**

**1a. 11312-00450  
2527 AGLER ROAD  
Northeast Area Commission  
R-1, Residential**

To Appeal Zoning Code Violation Order No. 11470-02784 issued on 7/25/2011 for:

1. 3312.35, Prohibited parking.
2. 3305.01, Certificate of zoning clearance.
3. 3312.37, Parking or keeping inoperable motor vehicle.
4. 3312.03, Administrative Requirements.

**City Staff:** Mark Welling

**City Staff Phone:** 645-0327

**Appellant:** Edward Fetters, 6927 St. Rt. 229, Marengo, Ohio 43334

**Owner:** Leonard F. Waldo, 3185 Vanatta Road, Columbus, Ohio 43011

**Attorney/Agent:** Phillip Lehmkuhl, Esq., 101 N. Mulberry Street, Mt. Vernon, Ohio 43050

**POSTPONED**

**1b. 11312-00440**  
**2527 AGLER ROAD**  
**Northeast Area Commission**  
**R-1, Residential**

To Appeal Zoning Code Violation Order No. 11470-02784 issued on 7/25/2011 for:

1. 3312.35, Prohibited parking.
2. 3305.01, Certificate of zoning clearance.
3. 3312.37, Parking or keeping inoperable motor vehicle.
4. 3312.03, Administrative Requirements.

**City Staff:** Mark Welling

**City Staff Phone:** 645-0327

**Appellant:** Leonard F. Waldo, 3185 Vanatta Road, Columbus, Ohio 43011

**Owner:** Same as appellant

**Attorney/Agent:** Daniel J. Igoe, 4681 Winterset Drive, Columbus, Ohio 4322

**POSTPONED**

**2. 12312-00033**  
**1887 RED FERN DRIVE**  
**Northland Community Council**  
**SR, Suburban Residential**

To Appeal Zoning Code Violation Order No. 12470-00255 issued on 1/23/2012 for:

1. 3305.01, Certificate of zoning clearance.

**City Staff:** Mike Schwab

**City Staff Phone:** 645-7936

**Appellant:** John C. Kessler, d.b.a. CABA Ministries, Inc., 1887 Red Fern Dr.,  
Columbus, Ohio 43229

**Owner:** Same as appellant

**Attorney/Agent:** Stephen A. Moyer, 9 E. Kossuth St., Columbus, Ohio 43206

**DENIED; ORDER UPHELD**

3. **12312-00051**  
**4524 HARSTON AVENUE**  
**Far South Area Commission**  
**R-2, Residential**

To Appeal Zoning Code Violation Order No. 12470-00109 issued on 1/11/2012 for:

1. 3312.43, Required surface for parking.

**City Staff:** Rob McNeal

**City Staff Phone:** 645-7928

**Appellant:** Stephen & Cheryl Hale, 4524 Harston Ave., Columbus, Ohio 43207

**Owner:** Same as appellant.

**DISMISSED**

4. **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

**POSTPONED**

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
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**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](mailto:JFFreise@Columbus.gov)  
  
       **APPROVED**

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 5.5 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 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](mailto:DJReiss@Columbus.gov)  
       **APPROVED**

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](mailto:DJReiss@Columbus.gov)

**APPROVED**

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](mailto:JFFreise@Columbus.gov)  
**APPROVED**

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](mailto:JFFreise@Columbus.gov)  
**APPROVED**

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](mailto:DJReiss@Columbus.gov)

**APPROVED**

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](mailto:JFFreise@Columbus.gov)  
**APPROVED**

## **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 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  
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](mailto:JFFreise@Columbus.gov)
- TABLED**

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](mailto:DJReiss@Columbus.gov)

**POSTPONED; NO ACTION TAKEN; NO QUORUM TO ACT**

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](mailto:JFFreise@Columbus.gov)  
**APPROVED**