

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

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

- 01. Application No.:** 12310-00233
Location: 1812 NORTH 4TH STREET (43201), located at the southeast corner of E. 16th Ave. & N. 4th St.
Area Comm./Civic: University Area Commission
Existing Zoning: AR-4, Apartment Residential District
Request: Variance (s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 3 to 0.
Proposal: To establish a 379 sq. ft. outdoor patio dining area.
Applicant(s): 3D Group, Inc.
266 N. 4th St., Suite #200
Columbus, Ohio 43215
Property Owner(s): Jamison A. Development Group, L.L.C.
2357 Brandon Rd.
Columbus, Ohio 43221
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

- 02. Application No.:** 12310-00252
Location: 780 NORTH HIGH STREET (43215), located on the east side of N. High St., 40 ft. south of Hull Al.
Area Comm./Civic: Italian Village Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional vehicle parking spaces from 47 to 0 and to reduce the required number of bicycle parking spaces from 4 to 0.
Proposal: To convert retail floor space into a restaurant.
Applicant(s): Chris Corso; c/o Brian Swanson
511 Park St., Suite 300
Columbus, Ohio 43215
Property Owner(s): Silver Centry Holdings
1286 W. Lane Ave.
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
- 03. Application No.:** 12310-00253
Location: 235 EAST LIVINGSTON AVENUE (43215), located at the southeast corner of S. 5th St. & E. Livingston Ave.
Area Comm./Civic: German Village Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 33 to 0.
Proposal: To convert retail floor space into a restaurant.
Applicant(s): Connie Klema
145 E. Rich St.
Columbus, Ohio 43215
Property Owner(s): GMC Real Estate Investments, L.L.C.
4256 Mountview Rd.
Columbus, Ohio 43220
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

04. Application No.: 12310-00255
Location: 4303 INDIANOLA AVE. (43214), located at the northwest corner of Indianola Avenue and Shreyer Place.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the amount of additional spaces from 75 to 0.
Proposal: To construct a 2,250 sf addition to an existing church.
Applicant(s): Paul J. Werner
7696 Rowles Drive
Columbus, Ohio 43235
Property Owner(s): Holy Spirit Association
481 8th Avenue
New York, NY 10036
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

05. Application No.: 12310-00256
Location: 2525 WATKINS ROAD (43207), located on the south side of Watkins Road, approximately 500 feet east of Alum Creek Drive.
Area Comm./Civic: Far South Columbus Area Commission
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable size of a garage from 720 sf to 2028 sf.
Proposal: To construct a new 1500 sf garage.
Applicant(s): Scott M. Christman
2525 Watkins Drive
Columbus, Ohio 43207
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

- 06. Application No.:** 12310-00259
Location: 858 CARPENTER STREET (43206), located on the east side of Carpenter Street, approximately 80 feet south of Forest Street.
Area Comm./Civic: Columbus Southside Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3' to 2'2"
3332.14, R-2F area district requirements.
To reduce the lot size from 6,000 sf to 4,600 sf.
Proposal: To split a lot and raze and rebuild a garage.
Applicant(s): HNHF Realty Collaborative
946 Parsons Ave., PO Box 6063
Columbus, Ohio 43206
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
- 07. Application No.:** 12310-00260
Location: 852-854 CARPENTER STREET (43206), located on the east side of Carpenter Street, approximately 40 feet south of Forest Street.
Area Comm./Civic: Columbus Southside Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3' to 2'2"
Proposal: To construct a new garage on a newly split lot.
Applicant(s): HNHF Realty Collaborative
946 Parsons Ave., PO Box 6063
Columbus, Ohio 43206
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
- 08. Application No.:** 12310-00257
Location: 923 CARPENTER STREET (43206), located on the west side of Carpenter Street, approximately 40' north of East Kossuth Street.
Area Comm./Civic: Columbus Southside Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3' to 0'.
Proposal: To construct a new garage on a lot line.
Applicant(s): HNHF Realty Collaborative
946 Parsons Ave., PO Box 6063
Columbus, Ohio 43206
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

09. Application No.: 12310-00261
Location: 1189 OLENTANGY RIVER ROAD (43212), located at the northwest corner of W. 3rd Ave. & Olentangy River Rd.
Area Comm./Civic: Fifth by Northwest Area Commission
Existing Zoning: M, Manufacturing and C-4, Commercial Districts
Request: Variance(s) to Section(s):
3312.09, Aisle.
To provide an aisle that is less than 20 ft. wide on each side of a proposed property line but with easements that allow said aisle to function as if it were 20 ft. in width.
3312.21, Landscaping and screening.
To not provide parking lot screening along the west property line for a section of the parking lot that is within 80 ft. of residentially zoned property due to a 30 ft. private access driveway.
3312.25, Maneuvering.
To provide a 12 +/- ft. of maneuvering area on either side of a proposed property line in an aisle in the parking lot instead of 20 ft. or more maneuvering area to access 90 degree parking spaces.
3372.704, Setback requirements.
To be exempt from the requirement that a building be located at a setback of 25 ft., while the applicant is required by a private deed restriction to have a building setback of 40 ft. and part of setback will be greater for both buildings due to the curvature of the east property line. Also, to allow a 125 +/- ft. building setback from the north property line instead of a maximum 50 ft. setback from an interior property line due to the location of vehicular access to Olentangy River Rd. and the desire to maintain a common patio area between two proposed restaurants.
3372.705, Building design standards.
To reduce the minimum width of a principal building along a primary building frontage to be approximately 30% of the lot width instead of a minimum of 60% of the lot width due to the vehicular access to Olentangy River Rd. and the standard would result in a building 140 ft. in width.
3372.707, Landscaping and screening.
To not provide screening along a lot line that borders a residentially zoned or used property along the west property line due to a 30 ft. private driveway. Also, to allow the dumpster placement for the north building to be located on the north side of the building (beside the building) instead of the west side (rear), as required.
Proposal: To construct two restaurant buildings on adjacent parcels.
Applicant(s): Glimcher Properties Limited Partnership; c/o Donald Plank; Plank Law Firm
145 E. Rich St., 3rd Floor
Columbus, Ohio 43215
Property Owner(s): CAB Holding Company; L.L.C.; c/o Alan T. Rudy, CEO/Managing Member and Olentangy TKT, L.L.C.; c/o Thomas Brigdon and Tyler Lucks, Managers; c/o Northstar Development
1177 Olentangy River Rd.; Columbus, Ohio 43215
and 150 E. Broad St., Suite 100; Columbus, Ohio 43215, respectfully.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

10. **Application No.:** 12311-00242
Location: 1009 JOYCE AVENUE (43219), located on the west side of Joyce Ave., approximately 380 ft. north of E. 5th Ave.
Area Comm./Civic: North Central Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To obtain a special permit for the operation of a recycling operation.
Proposal: To establish a recycling facility.
Applicant(s): C. & J. Real Estate & Equipment Investment, L.L.C.; c/o Jill Tangeman;
Vorys, Sater, Seymour & Pease
52 E. Gay St.
Columbus, Ohio 43215
Property Owner(s): C. & J. Real Estate & Equipment Investment, L.L.C.
345 Arthur St.
Zanesville, Ohio 43701
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
11. **Application No.:** 12311-00251
Location: 3871 STELZER ROAD (43219), located on the west side of Stelzer Road, approximately 100 feet north of Easton Way.
Area Comm./Civic: Northeast Area Commission
Existing Zoning: CPD, Commercial Planned Development District
Request: Special Permit(s) to Section(s):
3389.12, Portable building.
To use a portable building for storage.
Proposal: To use portable buildings for the storage of materials uses at the Easton Town Center.
Applicant(s): Morso Holding Company, c/o Jeffrey L. Brown
37 West Broad Street
Columbus, Ohio 43215
Property Owner(s): Morso Holding Company
3 Limited Parkway
Columbus, Ohio 43230
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

HOLDOVER CASES PREVIOUSLY REVIEWED:

12. **Application No.:** 12310-00195
Location: 9440 SOUTH OLD STATE ROAD (43085), located on the west side of S. Old State Rd., approximately 420 ft. south of Erin St.
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: R, Rural District
Request: Variance to Section:
3332.06, R-rural area district requirements.
To allow a lot split resulting in two parcels less than 5 acres each, with a single-family dwelling and associated ancillary structures on one and a lattice-type communications tower and associated structures on the other.
Proposal: To allow a lot split.
Applicant(s): Karen Helmlinger; c/o Michael T. Shannon; Crabbe, Brown & James
500 S. Front St., Suite 1200
Columbus, Ohio 43215
Property Owner(s): Karen Helmlinger
9440 S. Old State Rd.
Columbus, Ohio 43035
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
13. **Application No.:** 12310-00207
Location: 4423 & 4431 CLEVELAND AVENUE (43229), located at the northwest corner of Morse Rd. & Cleveland Ave.
Area Comm./Civic: Northland Community Council
Existing Zoning: C-5, Commercial District
Request: Variances to Sections:
3312.27, Parking setback line.
To reduce the parking setback from 10 ft. to 5.6 ft.; a reduction of 4.4 ft.
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 28 to 0.
3312.21, Landscaping and screening.
To reduce the required number of trees from 3 to 2 and also to reduce the landscaping area from 4 ft. to 3.7 ft. at the rear of the site.
Proposal: To raze and rebuild a gas station and convenience store.
Applicant(s): Morse & Cleveland Enterprises; c/o Rob Rishel; Rinehart, Rishel & Cuckler, Ltd.
300 E. Broad St., Suite 450
Columbus, Ohio 43215
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

14. **Application No.:** 12310-00211
Location: 1302 TELHAM COURT (43204), located at the southeast corner of Telham Court and Telham Drive.
Area Comm./Civic: Greater Hilltop Area Commission
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3321.05, Vision clearance.
To allow a portion of a fence exceeding two and one-half feet in height above the finished lot grade and exceeding 25 percent opacity to encroach into the vision clearance triangle.
Proposal: To allow an existing fence to encroach into the vision clearance triangle.
Applicant(s): Oliverio & Martha Natividad
1302 Telham Court
Columbus, Ohio 43204
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

THIS CASE WAS REVIEWED IN 2011. LISTED ONLY TO BE RE-HEARD AT THE BOARD'S REQUEST:

15. **Application No.:** 10311-00451
Location: 370 MORRISON ROAD (43213), located at the northeast corner of Westbourne Ave. & Morrison Rd.
Area Comm./Civic: None
Existing Zoning: L-M, Limited Manufacturing District
Request: Special Permit & Variances(s) to Section(s):
3363.19, Location requirements.
To permit a more objectionable use (recycling facility) to locate within 600 ft. of a residential or apartment residential zoning district, to be at a distance of approximately 200 ft.
3363.27, Height and area regulations.
To permit a recycling use to locate within 600 ft. of a residential or apartment residential district at a distance of approximately 200 ft.
3363.41, Storage.
To not provide the required fence or green belt planting strip for screening. Also, to allow salvage storage to occur within 600 ft. of a residential or apartment residential zoning district at a distance of approximately 200 ft.
3389.07, Impound lot, junk yard or salvage yard.
To grant a special permit for the establishment of a recycling facility.
3392.04, Special permit.
To obtain a special permit for the operation of a recycling facility.
3392.10, Performance requirements.
To increase the allowable height of piled material to be up to 30 ft. instead of 10 ft. Also, to not provide at least a 6 ft. tall, non-

transparent fence around an open area where business is conducted.

3392.12, Prohibited location.

To allow a recycling facility to be established within 600 ft. of a residential or institutional zoning district; to be at a distance of approximately 200 ft.

Proposal:

To establish a recycling facility.

Applicant(s):

Columbus Bituminous Concrete Corp.; c/o Jeffrey L. Brown/David Hodge; Smith & Hale, L.L.C.

37 W. Broad St., Suite 725

Columbus, Ohio 43215

Property Owner(s):

Columbus Bituminous Concrete Corp.; c/o Robert R. Dunn

10 W. Broad St., Suite 2100

Columbus, Ohio 43215

Case Planner:

Dave Reiss, 645-7973

E-mail:

DJReiss@Columbus.gov