RESULTS AGENDA

APPEALS AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS
AUGUST 28, 2012

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, AUGUST 28, 2012 at 6:00 P.M.** in the First Floor Hearing Room of the Building & Zoning Services Department 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 & Zoning Services Department 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. 12312-00312
   110 EAST CALIFORNIA AVENUE
   Clintonville Area Commission
   R-3, Residential
To Appeal Zoning Code Violation Order No. 12470-01715 issued on 5/16/2012 for:

1. 3312.43, Required surface for parking.
2. 3305.01, Certificate of zoning clearance.

**City Staff:** Deborah VanDyke  
**City Staff Phone:** 645-0154  
**Appellant:** Judy A. Greer, 110 E. California Ave., Columbus, Ohio 43202  
**Owner:** Same as appellant  
**Attorney/Agent:** M. G. Justice, 110 E. California Ave., Columbus, Ohio 43202

**ORDER UPHELED**
AGENDA
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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.

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1. 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

APPROVED
2. Application No.: 12310-00333
Location: 1177 - 1201 OLENTANGY RIVER ROAD (43212), located at the northwest corner of W. 3rd Ave. & Olentangy River Rd.

Area Comm./Civic: 5th By Northwest Area Commission
Existing Zoning: M, Manufacturing & C-4, Commercial Districts
Request: Variance(s) to Section(s): 3372.704, Setback requirements.
To increase the maximum building setback from 25 ft. to 40 ft. for a new restaurant building and to 50 ft. for an existing commercial building. Also, to reduce the required parking setback from 25 ft. to 5 ft. along Olentangy River Rd.

3372.707, Landscaping and screening.
To not locate a dumpster behind the principle building; to permit the placement of a dumpster on the north side of a restaurant building.

3372.709, Parking and circulation.
To permit parking spaces and a circulation aisle between a principal building and the street right-of-way line along Olentangy River Rd.

Proposal: To construct a new restaurant building and to convert a former production studio into retail stores.

Applicant(s): Northstar Realty; c/o Jackson B. Reynolds; Smith & Hale, L.L.C.
37 W. Broad St., Suite 725
Columbus, Ohio 43215

Property Owner(s): Olantangy TKT, L.L.C. & Cab Holding Company, L.L.C.
150 E. Broad St., Suite 300
Columbus, Ohio 43215

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

APPROVED (3372.707, WITHDRAWN)
3. Application No.: 12310-00334  
Location: 1433 WEST 3RD AVENUE (43212), located on the south side of 3rd Avenue at the terminus of Hollywood Place  
Area Comm./Civic: 5th by Northwest Area Commission  
Existing Zoning: C-4, Commercial District  
Request: Variance(s) to Section(s):  
3312.49, Minimum Number of Parking Spaces  
To reduce the minimum number of additional parking spaces from 92 to 30.  
3312.21(B), Landscaping and Screening.  
To provide no landscaping or screening  
3312.27, Parking Setback Line.  
To reduce the parking setback line from 25 feet to 0 feet.  
3356.11, Building Setback Line.  
To reduce the building setback from 25 feet to 0 feet.  
Proposal: To construct an outdoor patio.  
Applicant(s): Third & Hollywood Bar & Grill.  
1433 West 3rd Avenue.  
Columbus, Ohio 43212  
Property Owner(s): Applicant  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov  
APPROVED

4. Application No.: 12310-00337  
Location: 792 SOUTH 5TH STREET (43206), located on the west side of South 5th Street, approximately 90 feet south of Columbus Street.  
Area Comm./Civic: German Village Commission  
Existing Zoning: R2F, Residential District  
Request: Variance(s) to Section(s):  
3332.18(D), Lot Coverage  
To increase the lot coverage from 52.89% to 55.70%.  
Proposal: To construct a one story addition to an existing residential dwelling.  
Applicant(s): William Hugus Architects, LTD.  
750 Mohawk Street  
Columbus, Ohio 43206  
Property Owner(s): James & Nancy Fleming  
792 South 5th Street  
Columbus, Ohio 43206  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov  
APPROVED
5. Application No.: 12310-00338  
Location: 1401 BETHEL ROAD (43220), located at the southeast corner of Bethel Road and Godown Road.
Area Comm./Civic: Northwest Civic Association  
Existing Zoning: C-4, Commercial District  
Request: Variance(s) to Section(s):  
3312.11, Drive-up Stacking Area  
   To reduce the number of stacking units from 8 to 6.  
Proposal: To add a pick-up window to an existing building.  
Applicant(s): Certified Oil Corp., c/o Donald Plank, Plank Law Firm  
               145 E. Rich Street, Fl 3  
               Columbus, Ohio 43215  
Property Owner(s):  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov  
APPROVED

6. Application No.: 12310-00339  
Location: 1024 NORTH HIGH STREET (43201), located at the northeast corner of High Street and 2nd Avenue. It also has frontage on Mt. Pleasant Avenue.  
Area Comm./Civic: Italian Village Commission  
Existing Zoning: C-4, Commercial & M, Manufacturing District  
Request: Variance(s) to Section(s):  
3309.14(A), Height Districts  
   To increase the allowable height of a building from 35 feet to 68 feet.  
3312.27, Parking Setback Line  
   To reduce the parking setback from 10 feet to 5 feet.  
3312.49, Minimum Number of Parking Spaces  
   To reduce the minimum number of on-stie parking spaces from 294 to 87.  
3312.53, Loading Space  
   To not provide a loading space.  
3356.11, C-4 District Setback Lines  
   To reduce the building setback on High Street from 60 feet to 0 feet and on East 2nd Street from 25 feet to 0 feet.  
3363.24, Building Lines in M, Manufacturing District  
   To reduce the building setback along Mt. Pleasant Avenue from 6 feet to 1 foot.  
Proposal: To redevelop an existing structure and construct an addition to include new ground floor commercial with 58 dwelling units above.  
Applicant(s): Elford Development, Ltd. c/o Michael B. Fitzpatrick  
               1220 Dublin Road  
               Columbus, Ohio 43215  
Property Owner(s): Briar Gate Realty, Inc. c/o Michael B. Fitzpatrick  
                   1220 Dublin Road
7. Application No.: 12310-00340
Location: 2298 WORTHINGWOODS BLVD. (43065), located on the north side of Worthingwoods Blvd., approximately 700 feet west of Atherton Road.
Area Comm./Civic: Far Northwest Coalition
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3332.27, Rear Yard
To reduce the required rear yard from 25% to 19.2%.
Proposal: To construct an enclosed porch.
Applicant(s): Daryl R. Allen, DBA Deck Builders Unlimited
2160 Leah Lane
Reynoldsburg, Ohio 43068
Property Owner(s): Gene Bassin
2298 Worthing Woods Blvd.
Columbus, Ohio 43065
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
TABLED

8. Application No.: 12310-00341
Location: 3454 NORTH HIGH STREET (43214), located on the east side of N. High St., 245 ft. north of E. N. Broadway St.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance (s) to Section(s):
3312.11, Drive-up stacking area.
To reduce the minimum number of stacking spaces from 6 to 5 for a drive-up teller window.
Proposal: To remodel and construct an addition to an existing credit union building.
Applicant(s): Charles Wertz
6130 Sunbury Rd.
Westerville, Ohio 43081
Property Owner(s): Jodi Henricks
3454 N. High St.
Columbus, Ohio 43214
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
TABLED
9. Application No.: 12310-00342
Location: 246 EAST SYCAMORE STREET (43206), located on the north side of E. Sycamore St., approximately 55 ft. west of S. 6th St.
Area Comm./Civic: German Village Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.35, Accessory building.
To allow an accessory building that is not ordinarily appurtenant to a specifically permitted principal use of a single-family dwelling.
Proposal: To establish a bedroom and bathroom in a detached garage.
Applicant(s): Hal Lieberman; c/o Fairfax Homes, Inc. 345 Forest St. Columbus, Ohio 43206
Property Owner(s): George Barrett & Debbie Neimeth 246 E. Sycamore St. Columbus, Ohio 43206
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
APPROVED

10. Application No.: 12310-00349
Location: 3850 TRESTLE COURT (43204), located at the terminus of Trestle Court, north of Raspberry Run Drive.
Area Comm./Civic: None
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3312.21, Landscaping and screening.
To allow pavement between the right of way and the parking setback line.
3312.29, Parking space.
To allow a parking space in the required front yard.
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 0 feet.
Proposal: To legitimize an expanded driveway and parking area.
Applicant(s): Louise Cheung Mee Sim 3850 Trestle Court Columbus, Ohio 43204
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
DISAPPROVED
11. 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. (There are 0 existing parking spaces on site.)  
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  
APPROVED

12. Application No.: 11310-00731A  
Location: 1897 MCKINLEY AVENUE (43222), located on the south side of McKinley Ave., approximately 1,725 ft. west of Grandview Ave.  
Area Comm./Civic: None  
Existing Zoning: M, Manufacturing District  
Request: Variances to Sections: 3363.24, Building lines in an M-manufacturing district. To reduce the minimum building setback from 50 ft. to 21 ft. (28 ft.)  
Proposal: To construct a 4,800 sq. ft. automobile storage building.  
Applicant(s): John Ingwersen  
1050 Bryden Rd.  
Columbus, Ohio 43205  
Property Owner(s): Masood Haghazari  
4663 Pine Tree Ct.  
Westerville, Ohio 43082  
Case Planner: Dave Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov  
APPROVED