

# **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 UPHELD**

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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](mailto: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:** 5<sup>th</sup> 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):** Olentangy 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](mailto:DJReiss@Columbus.gov)

**APPROVED (3372.707, WITHDRAWN)**

3. **Application No.:** 12310-00334  
**Location:** 1433 WEST 3RD AVENUE (43212), located on the south side of 3<sup>rd</sup> 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](mailto: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](mailto: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):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto: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

**Case Planner:** Columbus, Ohio 43215  
**E-mail:** Jamie Freise, 645-6350  
JFFreise@Columbus.gov

**TABLED**

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

**DISAPPROVED**

**HOLDOVER CASES:**

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**