

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 25, 2012**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, SEPTEMBER 25, 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.

---

1.     **Application No.:**       **12310-00392**  
       **Location:**           **90 WEST 8TH AVENUE (43201)**, located on the north side of W. 8th Ave.,  
                                  160 ft. east of Hunter Ave.  
       **Area Comm./Civic:**   University Area Commission  
       **Existing Zoning:**   AR-4, Apartment Residential District  
       **Request:**             Variance(s) to Section(s):  
                                  3372.563, Maximum lot coverage.  
  To allow an existing building area of 1,874 sq. ft. (30.22% lot area  
  coverage) to exceed the allowable 30% lot coverage (1,860 sq. ft.)  
  by .22% (14 sq. ft.).  
                                  3372.567, Maximum floor area.  
  To allow the maximum floor area of 3,870 sq. ft. to exceed the  
  maximum floor area of 3,720 sq. ft. (.60 F.A.R.) by 150 sq. ft.  
                                  3312.49, Minimum numbers of parking spaces required.  
  To reduce the required number of parking spaces from 8 to 7.  
       **Proposal:**             To allow an existing structure to remain, as-is, after improvements occurred  
                                  without zoning clearance.  
       **Applicant(s):**         Juliet Bullock; c/o Juliet Bullock Architects  
                                  1182 Wyandotte Rd.  
                                  Columbus, Ohio 43212  
       **Property Owner(s):**   Thomas Niederherman  
                                  6124 Karrer Dr.  
                                  Dublin, Ohio 43017  
       **Case Planner:**       Dave Reiss, 645-7973  
       **E-mail:**             DJReiss@Columbus.gov

2. **Application No.:** 12310-00398  
**Location:** 1693 HOLT ROAD (43228), located on the west side of Holt Rd., approximately 265 ft. north of Holt Run Dr. and Georgesville Sq.  
**Area Comm./Civic:** Westland Area Commission  
**Existing Zoning:** LC-4, Limited Commercial District  
**Request:** Variance(s) to Section(s):  
3312.11, Drive-up stacking area.  
To reduce the required number of stacking spaces from 8 to 4.  
**Proposal:** To reduce the number of stacking spaces for a coffee shop at a shopping center.  
**Applicant(s):** Steven W. Hicks; c/o Holt Run Center, L.L.C.  
3895 Stoneridge Ln.  
Dublin, Ohio 43017  
**Property Owner(s):** Holt Run Center, L.L.C.  
3895 Stoneridge Ln.  
Dublin, Ohio 43017  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
3. **Application No.:** 12310-00399  
**Location:** 7678 SAWMILL ROAD (43016), located on the east side of Sawmill Rd., beginning approximately 200 ft. east of Sawmill Rd. on Summer Dr.  
**Area Comm./Civic:** Far Northwest Coalition  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3353.05, C-2 district development limitations.  
To reduce the required setback of an 80 ft. tall monopole telecommunications antenna to be reduced from 160 ft. to 30 ft. (130 ft.).  
**Proposal:** To place a cellular tower at a reduced setback to a residential zoning district.  
**Applicant(s):** H. Charles Fraas; c/o Casto  
191 W. Nationwide Blvd.  
Columbus, Ohio 43215  
**Property Owner(s):** Same as applicant.  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

4. **Application No.:** 12310-00400  
**Location:** 3630 HENDRON ROAD (43125), located on the east side of Hendron Road, approximately 80 feet north of Cass Creek Court.  
**Area Comm./Civic:** Far South Columbus Area Commission  
**Existing Zoning:** AR-12, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3335.38(F), Private garage  
To increase area devloted to garage space from 720 sf to 852 sf.  
**Proposal:** To construct a 319 sf addition to include garage on the first floor and habitable space on the second floor.  
**Applicant(s):** Daniel Blanton  
1658 Frank Road  
Columbus, Ohio 43223  
**Property Owner(s):** Cheryl Davis  
3630 Hendron Road  
Columbus, Ohio 43125  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
5. **Application No.:** 12310-00401  
**Location:** 1241 BRUCK STREET (43206), located at the northwest corner of Gates Street and Bruck Street.  
**Area Comm./Civic:** Merion Village Area Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.2, Building lines  
To allow a structure in front of the building line.  
**Proposal:** To allow an air conditioning unit to be located in front of the building line.  
**Applicant(s):** John T. Bogart, Columbus/Worthington Air  
6363 Fiesta Drive  
Columbus, Ohio 43235  
**Property Owner(s):** James Kneisley  
1241 Bruck Street  
Columbus, Ohio 43206  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

6. **Application No.:** 12310-00406  
**Location:** 6790 MAYBROOK STREET (43235), located along the eastern frontage of Maybrook St., between Snouffer Rd. and Decker Ct.  
**Area Comm./Civic:** Far Northwest Coalition  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variance(s) to Section(s):  
3312.35, Prohibited parking.  
To permit the parking of a boat and trailer along the north side of a single-family dwelling facing Decker Ct.  
3312.27, Parking setback line.  
To reduce the minimum parking setback from 25 ft. to 17 ft. along Decker Ct.  
3312.29, Parking space.  
To reduce the minimum dimensions of a parking space from 9 ft. by 18 ft. to 8 ft. by 18 ft.  
**Proposal:** To create a parking space for a boat and trailer at a single-family residence.  
**Applicant(s):** Thomas A. Blackburn  
6790 Maybrook St.  
Columbus, Ohio 43235  
**Property Owner(s):** Same as applicant.  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
7. **Application No.:** 12310-00408  
**Location:** 630 HARRISBURG PIKE (43223), located along the eastern frontage of Harrisburg Pk., between Brown Rd. and W. Mound St.  
**Area Comm./Civic:** Southwest Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of parking spaces from 288 to 200.  
3312.25, Maneuvering.  
To reduce the minimum maneuvering width from 20 ft. to 0 ft.  
3312.09, Aisle.  
To reduce the minimum length of parking spaces from 20 ft. to 18 ft.  
**Proposal:** To construct a restaurant.  
**Applicant(s):** George W. Schweitzer, P.E.  
3331 E. Livingston Ave.  
Columbus, Ohio 43227  
**Property Owner(s):** Timbercreek Center Partners, Davis Center Land Partners; c/o Northern Oaks Partners  
2815 Townsgate Rd., Suite 130  
Westlake Village, California 91361  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

8. **Application No.:** 12310-00421  
**Location:** 146 EAST INNIS AVENUE (43207), located at the northeast corner of S. 5th St. & E. Innis Ave.  
**Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3321.05, Vision clearance.  
To permit part of a new single-family dwelling and open front porch to be located in the clear vision triangle at a street intersection.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** The NRP Group, L.L.C.; c/o Donald Plank, Plank Law Firm  
145 E. Rich St.; 3rd Fl.  
Columbus, Ohio 43215  
**Property Owner(s):** City of Columbus; c/o John M. Turner, Administrator, Land Redevelopment Office; Department of Development  
109 N. Front St.  
Columbus, Ohio 43215  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
9. **Application No.:** 12310-00422  
**Location:** 215 EAST INNIS AVENUE (43207), located at the southwest corner of Bruck St. & E. Innis Ave.  
**Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3321.05, Vision clearance.  
To permit part of a new single-family dwelling and open front porch to be located in the clear vision triangle at a street intersection.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** The NRP Group, L.L.C.; c/o Donald Plank, Plank Law Firm  
145 E. Rich St.; 3rd Fl.  
Columbus, Ohio 43215  
**Property Owner(s):** City of Columbus; c/o John M. Turner, Administrator, Land Redevelopment Office; Department of Development  
109 N. Front St.  
Columbus, Ohio 43215  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

10. **Application No.:** 12310-00423  
**Location:** 93 EAST WOODROW AVENUE (43207), located at the southeast corner of S. 4th St. & E. Woodrow Ave.  
**Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3321.05, Vision clearance.  
To permit part of a new single-family dwelling and open front porch to be located in the clear vision triangle at a street intersection.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** The NRP Group, L.L.C.; c/o Donald Plank, Plank Law Firm  
145 E. Rich St.; 3rd Fl.  
Columbus, Ohio 43215  
**Property Owner(s):** City of Columbus; c/o John M. Turner, Administrator, Land Redevelopment Office; Department of Development  
109 N. Front St.  
Columbus, Ohio 43215  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
11. **Application No.:** 12310-00424  
**Location:** 393 EAST WOODROW AVENUE (43207), located at the southwest corner of Goethe Ave. & E. Woodrow Ave.  
**Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3321.05, Vision clearance.  
To permit part of a new single-family dwelling and open front porch to be located in the clear vision triangle at a street intersection.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** The NRP Group, L.L.C.; c/o Donald Plank, Plank Law Firm  
145 E. Rich St.; 3rd Fl.  
Columbus, Ohio 43215  
**Property Owner(s):** Schlater Family Homes, L.L.C.; c/o The NRP Group, L.L.C. (Joseph McCabe)  
5300 Transportation Blvd.  
Cleveland, Ohio 44125  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

12. **Application No.:** 12310-00425  
**Location:** 1833 BRUCK STREET (43207), located at the northwest corner of Reeb Ave. & Bruck St.  
**Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3321.05, Vision clearance.  
To permit part of a new single-family dwelling and open front porch to be located in the clear vision triangle at a street intersection.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** The NRP Group, L.L.C.; c/o Donald Plank, Plank Law Firm  
145 E. Rich St.; 3rd Fl.  
Columbus, Ohio 43215  
**Property Owner(s):** Red Door Building Co., L.L.C.; c/o NRP Group, L.L.C. (Joseph McCabe)  
5300 Transportation Blvd.  
Cleveland, Ohio 44125  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
13. **Application No.:** 12310-00426  
**Location:** 77 EAST BARTHMAN AVENUE (43207), located at the southeast corner of S. 4th St. & E. Barthman Ave.  
**Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3321.05, Vision clearance.  
To permit part of a new single-family dwelling and open front porch to be located in the clear vision triangle at a street intersection.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** The NRP Group, L.L.C.; c/o Donald Plank, Plank Law Firm  
145 E. Rich St.; 3rd Fl.  
Columbus, Ohio 43215  
**Property Owner(s):** City of Columbus; c/o John M. Turner, Administrator, Land Redevelopment Office; Department of Development  
109 N. Front St.  
Columbus, Ohio 43215  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

## HOLDOVER CASES:

14. **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
15. **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



16. **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  
Columbus, Ohio 43215  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
17. **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