

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
OCTOBER 23, 2012**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, OCTOBER 23, 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.

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1.     **Application No.:**     **12310-00428**  
       **Location:**         **117-125 EAST 7TH AVENUE (43201)**, located at the southwest corner of Frances Pl. & E. 7th Ave.  
  
       **Area Comm./Civic:** University Area Commission  
       **Existing Zoning:** AR-1, Apartment Residential District  
       **Request:**         Variance(s) to Section(s):  
                              3312.09, Aisle.  
                                      To reduce the minimum aisle width of an aisle from 20 ft. to 10 ft. at 117, 119, 121, 123 & 125 E. 7th Ave.  
                              3312.13, Driveway.  
                                      To reduce the minimum width of a driveway from 20 ft. to 10 ft. at 117, 119, 121, 123 & 125 E. 7th Ave.  
                              3312.25, Maneuvering.  
                                      To not provide sufficient access and maneuvering area for parking spaces; to provide 10 of maneuvering space at 117, 119, 121, 123 & 125 E. 7th Ave.  
                              3333.41, Standards.  
                                      117: (i) To reduce the side yard from 7.5 ft. to 2.46 ft., (j) To reduce the building line from 25 ft. to 9.54 ft., (t) To reduce the common open space from 400 sq. ft. per townhouse to 0 sq. ft. and (u) To provide access to parking spaces utilizing an existing recorded access easement.  
                                      119: (f) To reduce the minimum lot area of a townhouse lot from 1,500 sq. ft. to 1,366 sq. ft., (j) To reduce the building line from 25 ft. to 9.61 ft., (t) To reduce the common open space from 400 sq. ft. per townhouse to 0 sq. ft. and (u) To provide access to parking spaces utilizing an existing recorded access agreement.  
                                      121: (f) To reduce the minimum area of a townhouse lot from 1,500 sq. ft. to 1,345 sq. ft., (j) To reduce the building line from 25 ft. to 9.68 ft., (t) To reduce the common open space from 400 sq. ft. per townhouse to 0 sq. ft. and (u) To provide access to parking spaces utilizing an existing recorded access easement.

123: (f) To reduce the minimum area of a townhouse lot from 1,500 sq. ft. to 1,349 sq. ft., (j) To reduce the building line from 25 ft. to 9.74 ft., (t) To reduce the common open space from 400 sq. ft. per townhouse to 0 sq. ft. and (u) To provide access to parking spaces utilizing an existing recorded access easement.

125: (i) To reduce the side yard from 7.5 ft. to 1.3 ft., (j) To reduce the building line from 25 ft. to 9.81 ft., (t) To reduce the common open space from 400 sq. ft. per townhouse to 0 sq. ft. and (u) To provide access to parking spaces utilizing an existing recorded access agreement.

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. at 119, 121 & 123 E. 7th Ave.

**Proposal:** To convert a five unit apartment complex into five townhouse units.  
**Applicant(s):** Richard Bruggeman; c/o Tom Sampson; Behal, Sampson, Dietz, Inc.  
990 W. 3rd Ave.  
Columbus, Ohio 43212  
**Property Owner(s):** Richard Bruggeman  
11 Buttles Ave.  
Columbus, Ohio 43215  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

2. **Application No.:** 12310-00448  
**Location:** 375 EAST 14TH AVENUE (43201), located  
**Area Comm./Civic:** University Area Commision  
**Existing Zoning:** AR-4, Apartment Residential District  
**Request:** Variance(s) to Section(s):  
3332.18, Basis of computing area.  
To increase the maximum lot coverage for a building from 50% to 53%.  
3332.26, Minimum side yard permitted.  
To reduce the required side yard from 3' for a garage and 5' for a deck to 0'.  
3332.27, Rear yard.  
To reduce the required rear yard area from 25% to 13%.  
3332.38(E), Private garage.  
To increase the lot area devoted to a private garage from 45% to 51%.  
3332.38(G), Private garage.  
To increase the height of a private garage from 15' to 20'.  
3332.38(F), Private garage.  
To increase the footprint of a private garage from 720 sq.ft. to 920 sq.ft.  
**Proposal:** The applicant proposes to consturct a private detached garage.  
**Applicant(s):** George Fred Schwab AIA, Architect  
1339 Noe Bixby Road  
Columbus, OH 43232  
**Property Owner(s):** Nathan Brown  
375 East 14th Street  
Columbus, OH 43201  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

- 3. Application No.:** 12310-00457  
**Location:** 1416 WEST 5TH AVENUE (43212), located at the northeast corner of West 5th Avenue and Grandview Avenue.  
**Area Comm./Civic:** 5th by Northwest Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3372.604, Setback requirements.  
To located a parking lot on the side of a building.  
3372.604, Setback requirements  
To increase the maximum building setback along Grandview Avenue from 10' to 14'.  
3372.605, Building design standards.  
To reduce the width of a principal building along a primary frontage from 60% to 38%.  
3372.605, Building design standards.  
To reduce the amount of glass between the area of 2' and 10' from 60% to 26% along West 5<sup>th</sup> Avenue and to 38% along Grandview Avenue.  
3312.49, Minimum number of parking spaces  
To reduce the minimum number of parking spaces from 58 to 37.  
**Proposal:** Applicant proposes to construct a building addition and pation expansion for an existing restaurant.  
**Applicant(s):** LMBS 5, c/o Jim Callam  
25380 Miles Road  
Bedford Heights, OH  
**Property Owner(s):** Harrison & Pruitt, Ltd.  
978 Jaeger Street  
Columbus, OH 43206  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
- 4. Application No.:** 12310-00471  
**Location:** 1381-1451 SOUTH HAMILTON ROAD (43227), located on the west side of Hamilton Rd., 210 ft. north of Livingston Ave.  
**Area Comm./Civic:** None  
**Existing Zoning:** C-3, 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 3,600 sq. ft. of retail space into restaurant space.  
**Applicant(s):** Jeanne Cabrel, Architect  
2939 Bexley Park Rd.  
Columbus, Ohio 43209  
**Property Owner(s):** Hamilton Center, L.T.D.; (E.V. Bishoff)  
33 N. 3rd St.  
Columbus, Ohio 43215  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

5. **Application No.:** 12311-00474  
**Location:** 3540 EAST 5TH AVENUE (43219), located at the northwest corner of James Rd. & E. 5th Ave., bounded by E. 7th Ave. on the north.  
**Area Comm./Civic:** None  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit(s) to Section(s):  
3389.07, Impound lot, junk yard or salvage yard.  
To permit the storage and transfer of vehicles.  
**Proposal:** To establish a vehicle collection and transfer station.  
**Applicant(s):** South Columbus Recycling and Processing, L.L.C.; c/o Edward T. McClellan  
880 Mendes Ct.  
Columbus, Ohio 43235  
**Property Owner(s):** Law Abstract Publishing Company, c/o Kristin Watt; Vorys, Sater, Seymour & Pease  
52 E. Gay St.  
Columbus, Ohio 43215  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
6. **Application No.:** 12311-00475  
**Location:** 2310 REFUGEE ROAD (43207), located on the north side of Refugee Rd., approximately 1/2-mile west of Alum Creek Dr.  
**Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Special Permit and Variance(s) to Section(s):  
3389.07, Impound lot, junk yard or salvage yard.  
To permit the storage and transfer of vehicles.  
3392.12, Prohibited location.  
To allow a salvage operation within 600 ft. of a residential zoning district.  
**Proposal:** To establish a vehicle collection and transfer station.  
**Applicant(s):** Randall Hall; c/o Edward T. McClellan  
880 Mendes Ct.  
Columbus, Ohio 43235  
**Property Owner(s):** Larry E. Kaffenbarger Trust  
10100 Ballentine Pk.  
New Carlisle, Ohio 45344  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

7. **Application No.:** 12310-00477  
**Location:** 21 EAST 5TH AVENUE (43201), located at the southeast corner of Pearl Al. & E. 5th Ave.  
**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 parking spaces from 15 to 0.  
**Proposal:** To convert 3,459 sq. ft. of office space into a restaurant.  
**Applicant(s):** Dirty Dishes, L.L.C., d.b.a. "The Table"; c/o Connie J. Klema, Attorney  
145 E. Rich St., 2nd Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Stickmen Properties, Ltd.  
22 E. Gay St.  
Columbus, Ohio 43215  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
8. **Application No.:** 12310-00478  
**Location:** 891 NORTH HIGH STREET (43201), located at the southwest corner of Price and North High Street.  
**Area Comm./Civic:** Victorian Village 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 parking spaces from 20 to 0.  
**Proposal:** The applicant proposes to convert an existing retail space to a coffee shop.  
**Applicant(s):** New Avenue Architects and Engineers, c/o Brent Racer  
4740 Reed Road, Suite 201  
Upper Arlington, OH 43220  
**Property Owner(s):** Generation Rentals, Ltd.  
PO Box 10123  
Columbus, OH 43201  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

**HOLDOVER CASES:**

9.      **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](mailto:DJReiss@Columbus.gov)

10. **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](mailto:JFFreise@Columbus.gov)
11. **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](mailto:JFFreise@Columbus.gov)

12. **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)