

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
NOVEMBER 27, 2012**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, NOVEMBER 27, 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.:** **12310-00506**
 Location: **1435 NORTH HIGH STREET (43201)**, located at the southwest corner of North High Street and West 8th Avenue.

 Area Comm./Civic: Univesity 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 required parking spaces from 37 to 20.

 Proposal: To allow a patio expansion for an existing bar and restaurant.
 Applicant(s): Sean Mentel
 88 East Broad Street, Ste. 2000
 Columbus, Ohio 43215

 Property Owner(s): 180 Real Estate Holdings, LLC
 696 Treebend Court
 Westerville, Ohio 43082

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

2. **Application No.:** 12310-00547
Location: 4181 EAST LIVINGSTON AVENUE (43227), located on the south side of Livingston Avenue, approximately 80 feet west of Burlington Avenue.
Area Comm./Civic: None
Existing Zoning: ARO, Apartment Office District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of required parking spaces from 36 to 22.
3312.27, Parking setback line.
To reduce the parking setback line from 25' to 0'.
3312.21, Landscaping and screening.
To not screen or landscape the parking lot.
3312.13, Driveway.
To reduce the driveway width from 20' to 18.7'.
3312.25, Maneuvering.
To allow maneuvering in the parking setback.
Proposal: To rehab an existing apartment building and construct a one story addition.
Applicant(s): Samantha Shuler, Community Housing Network, Inc.
1680 Watermark Drive
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
3. **Application No.:** 12310-00549
Location: 63 BREVOORT ROAD (43214), located on the south side of Brevoort Rd., approximately 500 ft. east of N. High St.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance to Section:
3332.38, Private garage.
To expand an existing 720 sq. ft. garage to 900 sq. ft. (a 180 sq. ft. addition).
Proposal: To construct an addition to a detached garage.
Applicant(s): Christopher Duckworth
469 Clinton Heights Blvd.
Columbus, Ohio 43202
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

4. **Application No.:** 12310-00556
Location: 125 AMAZON PLACE (43214), located on the south side of Amazon Place, approximately 400' west of Milton Avenue.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the area devoted to garage from 720 sq.ft. to 840 sq.ft. and to increase the height from 15' to 20'8".
Proposal: To construct an addition to a detached garage.
Applicant(s): John Eberts
400 East Wilson Bridge Road
Columbus, Ohio 43214
Property Owner(s): Marshal and Anne Marie Erkman
125 Amazon Place
Columbus, Ohio 43214
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
5. **Application No.:** 12310-00626
Location: 326 EAST SYCAMORE STREET (43206), located on the north side of East Sycamore, approximately 120' east of South Grant Avenue.
Area Comm./Civic: German Village Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces
To reduce the minimum number of parking spaces from 2 to 0.
3332.27, Rear yard.
To reduce the rear yard from 25% to 19.9%.
Proposal: To construct a room addition to an existing dwelling.
Applicant(s): Nathan & Kaitlin Sockman
326 East Sycamore Street
Columbus, Ohio 43206
Property Owner(s): Same as applicants.
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

HOLDOVER CASES:

6. **Application No.:** **12310-00448**
 Location: **375 EAST 14TH AVENUE (43201)**, located
 Area Comm./Civic: University Area Commission
 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 construct 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
7. **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