

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 18, 2012**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, DECEMBER 18, 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.:** **12310-00603**
 Location: **3508 MAIZE ROAD (43224)**, located on the east side of Maize Rd., approximately 100 ft. south of Carolyn Ave.

 Area Comm./Civic: North Linden Area Commission
 Existing Zoning: R-3, Residential District
 Request: Variances to Sections:
 3312.13, Driveway.
 To allow a portion of a driveway to exist in the required building setback that does not lead to an off-street parking space; to allow a driveway extension to serve as a parking space in front of the building setback line, between the building frontage and the right-of-way.
 3312.29, Parking space.
 To allow a parking space in the front yard in front of the building setback with dimensions of approximately 13 ft. by 16 ft. that does not meet the parking dimensions for a rectangular parking space of 9 ft. by 18 ft., as provided in the code.
 3312.27, Parking setback line.
 To reduce the parking setback line from 25 ft. to 6 ft.
 3312.25, Maneuvering.
 To not provide sufficient maneuvering area (20 ft.) to a parking space.
 3321.07, Landscaping.
 To maintain a paved area between the required building line and the street line instead of providing required landscaping.
 3321.05, Vision clearance.
 To allow a parked motor vehicle to extend as close as 6 ft. to the street right-of-way line instead of 10 ft.

 Proposal: To permit the use of an existing driveway turn-around in the front yard for that purpose and to allow said space to be used for parking of licensed, operable vehicles.

Applicant(s): Jack & Vickey S. Stockley, Jr.
3508 Maize Rd.
Columbus, Ohio 43224
Property Owner(s): Same as applicants.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

2. **Application No.:** 12310-00612
Location: 3514 MAIZE ROAD (43224), located on the east side of Maize Rd., approximately 50 ft. south of Carolyn Ave.
Area Comm./Civic: North Linden Area Commission
Existing Zoning: R-3, Residential District
Request: Variances to Sections:
3312.13, Driveway.
To allow a portion of a driveway to exist in the required building setback that does not lead to an off-street parking space; to allow a driveway extension to serve as a parking space in front of the building setback line, between the building frontage and the right-of-way.
3312.29, Parking space.
To allow a parking space in the front yard in front of the building setback with dimensions of approximately 14 ft. by 18 ft. that does not meet the dimensions of a rectangular parking space that is 9 ft. by 18 ft.
3312.27, Parking setback line.
To reduce the parking setback line from 25 ft. to 6 ft.
3312.25, Maneuvering.
To not provide sufficient maneuvering area (20 ft.) to a parking space.
3321.07, Landscaping.
To maintain a paved area between the required building line and the street line instead of providing required landscaping.
3321.05, Vision clearance.
To allow a parked motor vehicle to extend as close as 6 ft. to the street right-of-way line instead of 10 ft.
Proposal: To permit the use of an existing driveway turn-around in the front yard for that purpose and to allow said space to be used for parking of licensed, operable vehicles.
Applicant(s): Kenya S. & Herbert M. E. Hood
3514 Maize Rd.
Columbus, Ohio 43224
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

- 3. Application No.: 12310-00610**
Location: **5367 THOMPSON ROAD (43230)**, located on the south side of Thompson Road, approximately 3550 feet east of Hamilton Road.
Area Comm./Civic: Northland Community Council
Existing Zoning: PUD-8, Planned Unit Development District
Request: Variance(s) to Section(s):
3345.07(g), Contents of application for establishment of PUD.
To reduce the number of single family lots from 100 to 32 per Item 2 of the Introduction of Zoning Text (Subareas 1,2 and 3)
3345.07(d), Contents of application for establishment of PUD.
To reduce the perimeter yard from 25 feet to zero (0) feet along the west subarea line per Item 3A2d.
3345.07(g), Contents of application for establishment of PUD.
To eliminate the storage area above the garages, per Item 3A1e of Subarea 1.
3333.10, AR-12 area district requirements.
To reduce the AR-12 district requirement from 3,600 sq.ft./unit to 2,794 sq.ft./unit per Item 3A1e of Subarea 2.
Proposal: To increase the density of an existing PUD 8 by providing less than required single family homes and adding multi-unit dwellings.
Applicant(s): Lifestyle Communities, c/o Jeffrey L. Brown Smith & Hale, LLC.
37 W. Broad St., Suite 725
Columbus, Ohio 43215
Property Owner(s): Preserve Crossing, Ltd., et al.
230 West Street, Ste. 200
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
- 4. Application No.: 12310-00611**
Location: **8740 SANCUS BLVD. (43240)**, located on the east side of Sancus Blvd., approximately 200' south of Polaris Parkway.
Area Comm./Civic: Far North Columbus Community Coalition
Existing Zoning: LC-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 151 to 120.
3312.53, Minimum number of loading spaces required.
To reduce the minimum number of loading spaces required from 1 to 0.
Proposal: To raze an existing restaurant and redevelop the site with two restaurants and a retail space.
Applicant(s): Kevin Gaskey
12750 Merit Drive, Ste. 1000
Dallas, Texas 75251
Property Owner(s): DDR-PTC Out Parcel, LLC
3300 Enterprise Parkway
Beachwood, Ohio 44122
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

5. **Application No.:** 12310-00045
Location: 3863 MORSE ROAD (43219), located at the southeast corner of Morse Road and Morse Crossing
Area Comm./Civic: Northeast Area Commission
Existing Zoning: CPD, Commercial District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the required parking setback line from 50' to 30'.
Proposal: Expansion of an automobile dealership
Applicant(s): Jeffrey L. Brown; c/o Smith & Hale, L.L.C.
37 W. Broad St., Suite 725
Columbus, Ohio 43215
Property Owner(s): JAZ Real Estate Holdings LLC
4250 Morse Crossing
Columbus, Ohio 43219
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

HOLDOVER CASE:

6. **Application No.:** 12310-00448
Location: 375 EAST 14TH AVENUE (43201), located on the south side of East 14th approximately 120' East of 4th Street.
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