AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 22, 2013

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on
TUESDAY, JANUARY 22, 2013 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.: 12310-00660
   Location: 445 COMMERCE SQUARE (43228), located on the northwest side of
   Commerce Square, approximately 600 ft. north of Sullivant Ave.
   Area Comm./Civic: Greater Hilltop Area Commission
   Existing Zoning: M, Manufacturing District
   Request: Special Permit to Section:
   3389.07, Impound lot, junk yard or salvage yard.
   To grant a special permit to operate a junk yard and auto salvage
   operation.
   Proposal: To establish a junk yard and salvage operation.
   Applicant(s): Fernando N. Arteta
               5491 Tammeron Ct.
               Galloway, Ohio  43119
   Property Owner(s): Fernando N. Arteta & Gladis Y. Avila
                     5491 Tammeron Ct.
                     Galloway, Ohio  43119
   Case Planner: Dave Reiss, 645-7973
   E-mail: DJReiss@Columbus.gov
2. Application No.: 12310-00687
Location: 213 EAST BECK STREET (43206), located
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.18, Basis of Computing Area.
To increase lot coverage from 50% to 55%
3332.28(A), Side Yard Obstruction
To allow an air conditioning unit in the side yard.
Proposal: To construct an addition to an existing dwelling.
Applicant(s): William Hugus Architects, Ltd.
Property Owner(s): Vijay Lyer & Jeffrey A. Smith
213 East Beck Street
Columbus, Ohio 43206
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

3. Application No.: 12310-00688
Location: 630 MOHAWK STREET (43206), located on the east side of Mohawk Street, approximately 207 feet north of Sycamore Street.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26(E), Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to 2 feet on each side.
Proposal: To construct a new garage.
Applicant(s): Bill Hugus, Architect
750 Mohawk Street
Columbus, Ohio 43206
Property Owner(s): Honros Family Real Estate, LLC
14001 State Route 56 SE
Mount Sterling, Ohio 43143
Case Planner: Dana Hitt, 645-2395
E-mail: DAHitt@Columbus.gov

4. Application No.: 12310-00691
Location: 601 NORTH HIGH STREET (43215), located at the northwest corner of Poplar Street and North High Street
Area Comm./Civic: Victorian 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 minimum number of required automobile parking spaces from 64 to 0.
Proposal: To legitimize an existing mixed use development.
Applicant(s): Plaza Properties, c/o Jackson B. Reynolds
37 West Broad Street
Columbus, Ohio 43215
Property Owner(s): Yukon Plaza, Ltd.
3016 Maryland Avenue
Columbus, Ohio 43209
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
5. Application No.: 12310-00693
Location: 40 STEWART AVENUE (43206), located at the northwest corner of City Park Ave. & Stewart Ave.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variances to Sections:
3312.49, Minimum numbers of parking spaces required.
   To reduce the required number of additional parking spaces from 50 to 0. (0 existing on-site parking spaces.)
3332.27, Rear yard.
   To reduce the minimum rear yard from 25% of the total lot area to 18.6% of the total lot area.
Proposal: To rehabilitate an existing elementary school and re-configure the property.
Applicant(s): Charissa W. Durst; c/o Hardlines Design Company
   4608 Indianola Ave.
   Columbus, Ohio 43214
Property Owner(s): Columbus City School District
   270 E. State St.
   Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

6. Application No.: 12310-00694
Location: 955 WEST FIFTH AVENUE (43212), located on the southeast corner of 5th Avenue and Norton Avenue
Area Comm./Civic: 5th by Northwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
312.49, Minimum numbers of parking spaces required.
   To reduce the minimum number of required automobile parking spaces from 102 to 87.
Proposal: A change of use from retail to residential and a patio addition.
Applicant(s): Gray B. Gitlitz, Esq.
   5003 Horizons Drive, Suite 200
   Columbus, Ohio 43220
Property Owner(s): Fifth Avenue Design Center, c/o Simon Saberi
   4844 Adele Court
   Woodland Hills, California 91364
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
7. **Application No.:** 12310-00696  
**Location:** 1578 PARSONS AVENUE (43207), located at the southeast corner of Markison & Parsons Aves.  
**Area Comm./Civic:** South Side Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances to Sections:  
- 3372.604, Setback requirements.  
  To allow parking on the side of a building served by an alley.  
- 3372.605, Building design standards.  
  To construct a building that is less than 60% of the width of the primary frontage (48.1%) and to not provide 60% of the building elevation along the primary building frontage with clear, untinted window glass between 2 ft. and 10 ft. above the nearest sidewalk and along the secondary frontage for 10 ft.  

**Proposal:** To construct a new retail store.  
**Applicant(s):** Timothy Stewart; c/o Hurley & Stewart  
2800 S. 11th St.  
Kalamazoo, Michigan 49009  
**Property Owner(s):** Morey Rotfus; c/o Modern Development Corporation  
5979 Ulry Rd.  
Westerville, Ohio 43081  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

8. **Application No.:** 12310-00699  
**Location:** 2283 NORTH HIGH STREET (43201), located on the west side of N. High St., approximately 50 ft. south of Oakland Ave.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variances to Sections:  
- 3312.29, Parking space.  
  To reduce the minimum dimensions of parking spaces from 9 ft. by 18 ft. to as little as 8 ft. 4 in. in width and approximately 13 ft. in depth.  
- 3312.25, Maneuvering.  
  To not provide sufficient maneuvering (20 ft.) to access parking spaces from an aisle and to allow maneuvering to partially extended parking spaces numbered 8 -14 through the parking space so designated.  
- 3312.49, Minimum numbers of parking spaces.  
  To reduce the required number of additional parking spaces from 3 to 0. (There are 14 sub-standard parking spaces provided.)  
- 3312.09, Aisle.  
  To reduce the minimum aisle width from 17 ft. to 14 ft. (3 ft.).  

**Proposal:** To obtain zoning clearance for an existing outdoor patio for a restaurant.  
**Applicant(s):** Mark Ours; c/o ON Architects, L.L.C.  
170 Thurman Ave.  
Columbus, Ohio 43206  
**Property Owner(s):** Eventide, Inc.; Attn.: Susan Martin  
135 Waters Mill Circle  
Alpharetta, Georgia 30022  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
9. **Application No.: 12310-00702**  
**Location:** 3581 CYPRESS CREEK DRIVE (43228), located at the southwest corner of Bigby Hollow St. & Cypress Creek Dr.  
**Area Comm./Civic:** None  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variance to Section: 3321.05, Vision clearance.  
**Proposal:** To construct a privacy fence greater than 2-1/2 ft. in height at a 10 ft. setback from the right-of-way.  
**Applicant(s):** Kyle L. & Sarah L. Feldman  
3581 Cypress Creek Dr.  
Columbus, Ohio  43228  
**Property Owner(s):** Same as applicant.  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

10. **Application No.: 12310-00705**  
**Location:** 1815 STELZER ROAD (43219), located on the west side of Stelzer Road, approximately 356 feet north of Ole Country Lane.  
**Area Comm./Civic:** Northeast Area Commission  
**Existing Zoning:** R, Rural Residential District  
**Request:** Variance(s) to Section(s): 3332.38(F), Private garage.  
**Proposal:** To increase the allowable size devoted to garage/carport from 720 sq.ft. to 998 sq.ft.  
**Applicant(s):** James F. and Sandra B. Holland  
1815 Stelzer Road  
Columbus, Ohio  43219  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

11. **Application No.: 12310-00710**  
**Location:** 730 SOUTH HIGH STREET (43206), located at the northeast corner of South High Street and East Frankfort Street.  
**Area Comm./Civic:** Brewery District Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s): 3312.49, Minimum numbers of parking spaces required.  
**Proposal:** A change of use from retail to restaurant.  
**Applicant(s):** Thomas Dustin Kotchou  
602 South 9th Street  
Columbus, Ohio  43206  
**Property Owner(s):** Randy Walker  
5602 Riverside Drive  
Dublin, Ohio  43017  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
12. Application No.: 12310-00609  
Location: 655 CITY PARK AVENUE (43206), located at the northwest corner of City Park Avenue and Sycamore Street.  
Area Comm./Civic: German Village Commission  
Existing Zoning: R-2F, Residential District  
Request: Variance(s) to Section(s):  
3332.18(D), Basis of computing area.  
   To increase lot coverage from 50% to 59%.  
3332.27, Rear yard.  
   To reduce the rear yard from 25% to 22%.  
3332.25, Maximum side yards required.  
   To reduce the side yard from 20% to 12%.  
Proposal: To construct an addition to an existing dwelling.  
Applicant(s): Matt Mulcher, Nicholson Builders  
   768 Busch Court  
   Columbus, Ohio  43229  
Property Owner(s): Ric & Marina Dillon  
   655 City Park Avenue  
   Columbus, Ohio  43206  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov

13. 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