

**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.
To construct a privacy fence greater than 2-1/2 ft. in height at a 10 ft. setback from the right-of-way.
Proposal: To construct a 6 ft. tall privacy fence within the required 25 ft. vision clearance setback.
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.
To increase the allowable size devoted to garage/carport from 720 sq.ft. to 998 sq.ft.
Proposal: To construct a carport in addition to an existing garage
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.
To reduce the minimum number of additional automobile parking spaces from 4 to 0 and bicycle parking spaces from 2 to 0.
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

HOLDOVER CASES:

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