

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
FEBRUARY 26, 2013**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, FEBRUARY 26, 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.

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- 1. Application No.:** 12310-00721  
**Location:** 114 EAST KELSO ROAD (43214), located on the north side of East Kelso Road, approximately 50 west of Findley Avenue.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 3 feet to 0.9 feet.  
**Proposal:** To raze and rebuild a garage.  
**Applicant(s):** William P. Reinhart  
183 Canyon Drive  
Columbus, Ohio 43214  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

2. **Application No.:** 12310-00755  
**Location:** 2784 NORTH HIGH STREET (43202), located at the northeast corner of Kinnear Place Dr. & N. High St.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance to Section: 3321.01, Dumpster area.  
To not provide screening for a trash compactor behind the eastern-most building.  
**Proposal:** To add two coolers equalling 768 sq. ft. at the rear of an existing retail store.  
**Applicant(s):** Plaza Properties; c/o Jackson B. Reynolds, III,; Smith & Hale, L.L.C.  
37 W. Broad St., Suite 725  
Columbus, Ohio 43215  
**Property Owner(s):** EDP, 2800 North High, L.L.C.  
3016 Maryland Ave.  
Columbus, Ohio 43209  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
3. **Application No.:** 12310-00756  
**Location:** 3246 FRAMINGTON DRIVE (43224), located at the southeast corner of Ipswich Cir. & Framington Dr.  
**Area Comm./Civic:** Northeast Area Commission  
**Existing Zoning:** R-2, Residential District  
**Request:** Variance to Section: 3332.27, Rear yard.  
To reduce the required rear yard from 25% of the total yard area (2,100 sq. ft.) to approximately 13.5% of the total lot area (approximately 1,138 sq. ft.).  
**Proposal:** To construct a 132 sq. ft. patio enclosure in the rear yard.  
**Applicant(s):** Roger Lutz; c/o J.S. Brown & Co.  
1522 Hess St.  
Columbus, Ohio 43212  
**Property Owner(s):** George Jarrett  
3246 Framington Dr.  
Columbus, Ohio 43224  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

**NOTE: CASE № 4 IS POSTPONED; NOTICES WERE NOT MAILED.**

4. **Application No.:** 12310-00757  
**Location:** 1910 HOLLY RIDGE ROAD (43219), located at the northeast corner of E. Hudson St. & Holly Ridge Rd.  
**Area Comm./Civic:** Northeast Area Commission  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variances to Sections:  
3332.21, Building lines.  
To reduce the required building line from 25 ft. to approximately 15 ft. 10 in. for a detached garage.  
3321.05, Vision clearance.  
To allow an existing, 6 ft., opaque, privacy fence which is greater than 2-1/2 ft. in height in a required yard, at a 1 ft. setback to remain approximately 7.5 ft. into the 10 ft. clear vision triangle at the driveway access to a public street.  
3312.29, Parking space.  
To allow a parking space on a driveway that does not lead to a parking space behind the parking setback line.  
**Proposal:** To reconstruct a detached garage on an existing footer.  
**Applicant(s):** Scott Baker; c/o SBA Studios, L.L.C.  
8384 Lucerne Dr.  
Reynoldsburg, Ohio 43068  
**Property Owner(s):** Alana Barnett  
1910 Holly Ridge Rd.  
Columbus, Ohio 43219  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
5. **Application No.:** 12310-00758  
**Location:** 3850 & 3860 SCIOTO & DARBY CREEK ROAD (43026), located on the north side of Scioto & Darby Creek Rd., approximately 274 ft. west of Scioto & Darby Creek Executive Ct.  
**Area Comm./Civic:** None  
**Existing Zoning:** M-2, Manufacturing District  
**Request:** Variance to Section:  
3367.15, M-2 manufacturing district special provisions.  
To reduce the required building and parking setback from 50 ft. to 0 ft.  
**Proposal:** To construct two recreational vehicle storage buildings.  
**Applicant(s):** Rickard Alan Sicker; c/o RAS Civil Engineering, L.L.C. and Dennis Hecker  
4254 Tuller Rd.  
Dublin, Ohio 43017  
**Property Owner(s):** Dennis & Cathleen Hecker  
1708 Guilford Rd.  
Columbus, Ohio 43221  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

6. **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](mailto:JFFreise@Columbus.gov)
7. **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](mailto:JFFreise@Columbus.gov)

8.     **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](mailto:JFFreise@Columbus.gov)