

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

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

- 1. Application No.:** 13310-00012
Location: 1898 E. LIVINGSTON AVE. (43209), located at the northeast corner of E. Livingston Avenue and Nelson Road
Area Comm./Civic: Livingston Avenue Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3356.11, C-4 district setback lines.
To reduce the required building setback from 25 feet to 15 feet.
Proposal: To construct a new 8,000 sq. ft. retail building.
Applicant(s): Josh Allen, c/o Morning Star Partners, LLC
7795 Five Mile Road
Cincinnati, Ohio 45230
Property Owner(s): Calvin and Nona Sutton
5640 Medallion Drive
Westerville, Ohio 43082
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

2. **Application No.:** 13310-00022
Location: 1201 OLENTANGY RIVER ROAD (43212), located at the northwest corner of W. 3rd Ave. & Olentangy River Rd.
Area Comm./Civic: 5th by Northwest Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances to Sections:
3372.704, Setback requirements.
To increase the required building setback from 25 ft. to 40 ft. and to increase the maximum side yard from 50 ft. to 60 ft.
3372.705, Building design standards.
To deviate the orientation of the principal building more than 15% to parallel to the primary street; to increase the orientation from 15% to be 20%. Also, to vary the width of the principal building frontage to less than 60% of the lot width, to be 19% of the lot width. Also, to allow the primary entrance door to be on the non-primary building frontage; to be on the south façade instead of the east façade.
- Proposal:** To raze two existing, commercial buildings and construct a restaurant and retail commercial building.
- Applicant(s):** Northstar Realty; c/o Jackson B. Reynolds III; Smith & Hale, L.L.C.
37 W. Broad St., Suite 725
Columbus, Ohio 43215
- Property Owner(s):** Olentangy TKT, L.L.C.
150 E. Broad St., Suite 300
Columbus, Ohio 43215
- Case Planner:** Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
3. **Application No.:** 13310-00023
Location: 1688 RED ROBIN ROAD (43229), located at the northwest corner of Red Robin Road and Songbird Drive.
Area Comm./Civic: Northland Area Commission
Existing Zoning: ARLD, Apartment Residential District
Request: Variance(s) to Section(s):
3333.18, Building lines.
To reduce the required building setback line on Red Robin Road for two (2) buildings from 25 feet to 24.5 feet and 23.5 feet for two (2) separate buildings, and to reduce the required building setback line on Nestling Drive from 25 feet to 21.1 feet and 16.0 feet for two (2) separate buildings.
3333.255, Perimeter yard.
To reduce the required east 25 foot landscaped perimeter yard to five (5) feet.
- Proposal:** To legitimize non-conforming setbacks and perimeter yard encroachments to satisfy lending requirements.
- Applicant(s):** C & G Investment Associates, c/o Donald Plank, Plank Law Firm
145 E. Rich Street
Columbus, Ohio 43215
- Property Owner(s):** Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4. **Application No.:** **13310-00026**
 Location: **46 E. 4TH AVENUE, UNIT A (43201)**, located at the northeast corner of Mt. Pleasant Ave. & E. 4th Ave.

 Area Comm./Civic: Italian Village Commission
 Existing Zoning: R-4, Residential District
 Request: Variances to Sections:
 3312.49, Minimum numbers of parking spaces required.
 To reduce the minimum number of parking spaces from 2 to 0.
 3332.05, Area district lot width requirements.
 To reduce the lot width requirement from 50 ft. to 21 ft. (29 ft.).
 3332.15, R-4 area district requirements.
 To reduce the lot area requirement from 1,500 sq. ft. to 1,309 sq. ft. (191 sq. ft.).
 3332.18, Basis of computing area.
 To increase the lot coverage from 50% to 70% of the lot area.
 3332.20, Building lines; definitions.
 To reduce the required building setback from 10 ft. to 3 ft. (7 ft.).
 3332.26, Minimum side yard permitted.
 To reduce the minimum side yard from 5 ft. to 0 ft.
 3332.25, Maximum side yards required.
 To reduce the sum of the widths of the side yards from 20% of the lot area to 0% of the lot area; from 16 ft. to 0 ft.
 3332.27, Rear yard.
 To reduce the required rear yard area from 25% of the total lot area to 8% of the total yard area; a reduction of 17%.
 3321.05, Vision clearance.
 To not provide a 10 ft. clear vision triangle on a residential lot at a street intersection; to reduce the vision clearance to 4 ft. due to the building's construction.

 Proposal: To construct a fee-simple town home; one of four attached single-family dwellings.

 Applicant(s): Burwell Investments, L.L.C.; c/o Jackson B. Reynolds III; Smith & Hale, L.L.C.
 37 W. Broad St., Suite 725
 Columbus, Ohio 43215

 Property Owner(s): Burwell Investments, L.L.C.
 P.O. Box 6235
 Columbus, Ohio 43206

 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

5. **Application No.:** 13310-00027
Location: 46 E. 4TH AVENUE, UNIT B (43201), located at the northeast corner of Mt. Pleasant Ave. & E. 4th Ave.
Area Comm./Civic: Italian Village Commission
Existing Zoning: R-4, Residential District
Request: Variances to Sections:
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces from 2 to 0.
3332.05, Area district lot width requirements.
To reduce the lot width requirement from 50 ft. to 21 ft. (29 ft.).
3332.15, R-4 area district requirements.
To reduce the lot area requirement from 2,500 sq. ft. to 1,050 sq. ft. (1,450 sq. ft.).
3332.18, Basis of computing area.
To increase the lot coverage from 50% to 80% of the lot area.
3332.20, Building lines; definitions.
To reduce the required building setback from 10 ft. to 3 ft. (7 ft.).
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 ft. to 0 ft.
3332.25, Maximum side yards required.
To reduce the sum of the widths of the side yards from 20% of the lot area to 0% of the lot area; from 16 ft. to 0 ft.
3332.27, Rear yard.
To reduce the required rear yard area from 25% of the total lot area to 8% of the total yard area; a reduction of 17%.
Proposal: To construct a fee-simple town home; one of four attached single-family dwellings.
Applicant(s): Burwell Investments, L.L.C.; c/o Jackson B. Reynolds III; Smith & Hale, L.L.C.
37 W. Broad St., Suite 725
Columbus, Ohio 43215
Property Owner(s): Burwell Investments, L.L.C.
P.O. Box 6235
Columbus, Ohio 43206
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

6. **Application No.:** 13310-00028
Location: 46 E. 4TH AVENUE, UNIT C (43201), located at the northeast corner of Mt. Pleasant Ave. & E. 4th Ave.
Area Comm./Civic: Italian Village Commission
Existing Zoning: R-4, Residential District
Request: Variances to Sections:
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces from 2 to 0.
3332.05, Area district lot width requirements.
To reduce the lot width requirement from 50 ft. to 21 ft. (29 ft.).
3332.15, R-4 area district requirements.
To reduce the lot area requirement from 2,500 sq. ft. to 1,050 sq. ft. (1,450 sq. ft.).
3332.18, Basis of computing area.
To increase the lot coverage from 50% to 80% of the lot area.
3332.20, Building lines; definitions.
To reduce the required building setback from 10 ft. to 3 ft. (7 ft.).
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 ft. to 0 ft.
3332.25, Maximum side yards required.
To reduce the sum of the widths of the side yards from 20% of the lot area to 0% of the lot area; from 16 ft. to 0 ft.
3332.27, Rear yard.
To reduce the required rear yard area from 25% of the total lot area to 8% of the total yard area; a reduction of 17%.
Proposal: To construct a fee-simple town home; one of four attached single-family dwellings.
Applicant(s): Burwell Investments, L.L.C.; c/o Jackson B. Reynolds III; Smith & Hale, L.L.C.
37 W. Broad St., Suite 725
Columbus, Ohio 43215
Property Owner(s): Burwell Investments, L.L.C.
P.O. Box 6235
Columbus, Ohio 43206
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

7. **Application No.:** 13310-00029
Location: 46 E. 4TH AVENUE, UNIT D (43201), located at the northeast corner of Mt. Pleasant Ave. & E. 4th Ave.
Area Comm./Civic: Italian Village Commission
Existing Zoning: R-4, Residential District
Request: Variances to Sections:
3332.05, Area district lot width requirements.
To reduce the lot width requirement from 50 ft. to 28 ft. (22 ft.).
3332.15, R-4 area district requirements.
To reduce the lot area requirement from 2,500 sq. ft. to 1,071 sq. ft. (1,429 sq. ft.).
3332.18, Basis of computing area.
To increase the lot coverage from 50% to 70% of the lot area.
3332.20, Building lines; definitions.
To reduce the required building setback from 10 ft. to 3 ft. (7 ft.).
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 ft. to 0 ft.
3332.25, Maximum side yards required.
To reduce the sum of the widths of the side yards from 25% of the lot area to 10% of the lot area; a reduction of 15%.
3332.27, Rear yard.
To reduce the required rear yard area from 25% of the total lot area to 8% of the total yard area; a reduction of 17%.
Proposal: To construct a fee-simple town home; one of four attached single-family dwellings.
Applicant(s): Burwell Investments, L.L.C.; c/o Jackson B. Reynolds III; Smith & Hale, L.L.C.
37 W. Broad St., Suite 725
Columbus, Ohio 43215
Property Owner(s): Burwell Investments, L.L.C.
P.O. Box 6235
Columbus, Ohio 43206
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

8. **Application No.:** 13310-00098
Location: 4784 NORTH HIGH STREET (43214), located at the northeast corner of Beechwold Blvd. & N. High St.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance to Section:
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of additional parking spaces from 74 to 0. (37 spaces are existing.)
Proposal: To convert an existing retail use into a restaurant.
Applicant(s): Anand Saha; Saha Properties, L.L.C.
4175 Olentangy Blvd.
Columbus, Ohio 43214
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

HOLDOVER CASE:

9. **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