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.
Proposal: To grant a special permit to operate a junk yard and auto 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

APPROVED
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  
   **APPROVED**

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  
   **APPROVED**
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  
APPROVED

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  
APPROVED
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
APPROVED

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
APPROVED 3372.604 & 3372.605 FOR A BUILDING LESS THAN 60% OF THE WIDTH OF THE PRIMARY FRONTAGE.
DISAPPROVED NOT PROVIDING CLEAR, UNTINTED GLASS.
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  
APPROVED

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  
APPROVED
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

POSTPONED

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

APPROVED
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

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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

APPROVED