

RESULTS AGENDA

**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.

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~~ **1.5** 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

APPROVED

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

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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

APPROVED

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

POSTPONED

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

TABLED

HOLDOVER CASES:

6. **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

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7. **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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