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.  
Proposal: To not provide screening for a trash compactor behind the eastern-most building.  
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  
APPROVED

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.  
Proposal: 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.).  
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
   APPROVED

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
   APPROVED