

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
APRIL 23, 2013**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, APRIL 23, 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.:** **13310-00059**
 Location: **940 SOUTH FRONT STREET (43206)**, located at the northeast corner of Frederick St. & S. Front St.

 Area Comm./Civic: Brewery District
 Existing Zoning: M, Manufacturing District
 Request: Variance to Section:
 3312.49, Minimum numbers of parking spaces required.
 To reduce the required number of additional parking spaces from 40 to 0. (10 spaces are provided.)

 Proposal: To convert a tombstone and monument engraving company into a bar/restaurant use.

 Applicant(s): Khaled Ballouz; c/o Victoria Proehl; 3D/Group, Inc.
 266 N. 4th St., Suite 1200
 Columbus, Ohio 43215

 Property Owner(s): Kipling Investments, L.L.C.
 366 E. Broad St.
 Columbus, Ohio 43215

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

2. **Application No.:** 13310-00068
Location: 395-397 CRESTVIEW AVENUE (A.K.A. 2855 INDIANOLA AVENUE) (43202), located at the southwest corner of Crestview Ave. & Indianola Ave.
Area Comm./Civic: C-4, Commercial District
Request: Variance to Section: 3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 15 to 0. (15 spaces are provided.)
Proposal: To expand an existing outdoor patio seating area and add a masonry pizza oven to an existing tavern.
Applicant(s): Ali Al Shahal; c/o Victoria Proehl; 3D/Group, Inc.
266 N. 4th St., Suite 1200
Columbus, Ohio 43215
Property Owner(s): Ali Al Shahal; 395 E. L.L.C.
460 Rutherford Rd.
Powell, Ohio 43065
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
3. **Application No.:** 13310-00096
Location: 1081 EAST HUDSON STREET (43211), located at the southeast corner of McGuffey Rd. & E. Hudson St.
Area Comm./Civic: South Linden Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance to Section: 3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 33 to 0. (11 spaces are provided.)
Proposal: To construct an addition onto an existing church.
Applicant(s): Danny Popp, D.D.P. & Associates; Architects/Planners
885 E. Cooke Rd.
Columbus, Ohio 43224
Property Owner(s): House of Prayer
1081 E. Hudson St.
Columbus, Ohio 43211
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

4. **Application No.:** 13310-00097
Location: 650 GLENMONT AVENUE (43214), located on the north side of Glenmont Ave., 329 ft. west of Indianola Ave.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance to Section: 3332.38, Private garage.
To reduce the minimum number of additional parking spaces from 74 to 0. (37 spaces are existing.)
Proposal: To construct a detached garage.
Applicant(s): Matthew & Robin Allen
650 Glenmont Ave.
Columbus, Ohio 43214
Property Owner(s): Same as applicant.
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
5. **Application No.:** 13310-00099
Location: 1079 EAST 5TH AVENUE (43201), located at the southwest quadrant of the Norfolk & Western Railroad and E. 5th Ave. underpass.
Area Comm./Civic: Milo-Grogan Area Commission
Existing Zoning: M, Manufacturing District
Request: Variances & Special Permit to Sections:
3389.07, Impound lot, junk yard or salvage yard.
To allow the establishment of a salvage operation.
3312.27, Parking setback line.
To reduce the required parking setback from 25 ft. to 0 ft., to reflect an existing condition.
3312.39, Striping and marking.
To not stripe and mark parking spaces or aisles.
3312.43, Required surface for parking.
To not pave or improve and meet minimum code standards for a surface used for parking, loading and maneuvering; to allow a gravel surface to remain.
3363.19, Location requirements.
To allow a more objectionable use (a salvage yard) to be located within 600 ft. of a residential zoning district. To permit a more objectionable use at a distance of 32 ft. from a residential zoning district.
3363.41, Storage.
To not provide a tight, unpierced fence not less than 6 ft. in height that encloses the salvage storage; to use an approximately 5 ft. tall chain-link fence around a truck terminal and outside storage area with slats in the section of the fence that is parallel to E. 5th Ave.
Proposal: To establish a recycling facility.
Applicant(s): New World Recycling, L.L.C., c/o Donald Plank; Plank Law Firm
145 E. Rich St., 3rd Floor
Columbus, Ohio 43215
Property Owner(s): Enterprise Investments, L.P.
1550 Old Henderson Rd., Suite N242
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

6. **Application No.:** 13310-00102
Location: 3180 OLENTANGY RIVER ROAD (43202), located on the east side of Olentangy River Rd., approximately 400 ft. north of Riverview Dr.
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Variances to sections:
3312.11, Drive-up stacking area.
To decrease the width of a required by-pass lane from 20 ft. to 15 ft.
(Note: This code only requires a minimum 10 ft. by-pass lane.)
3372.804, Setback requirements.
To reduce the parking setback from the fronting street from 10 ft. to 5 ft. and an abutting service road on to south from 10 ft. to 0 ft.
3372.809, Parking and circulation.
To allow a third row of parking spaces along the southern drive aisle.
Proposal: To convert an existing oil change and lube shop into a restaurant.
Applicant(s): Jackson B. Reynolds, III; c/o Smith & Hale, L.L.C.
37 W. Broad St., Suite 725
Columbus, Ohio 43215
Property Owner(s): Northern Lights Development, L.L.C.
1561 Pemberton Dr.
Columbus, Ohio 43221
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

7. **Application No.:** 13310-00103
Location: 894 FRANK ROAD (43223), located on the north side of Frank Rd., approximately 900 ft. east of Brown Rd.

Area Comm./Civic: Southwest Area Commission
Existing Zoning: M, Manufacturing District

Postponed

Request: Special Permit to Section:
3389.07, Impound lot, junk yard or salvage yard.
To establish a recycling facility.

Proposal: To establish an asphalt shingle recycling operation.
Applicant(s): Inland Products; c/o Jill Tangeman
52 E. Gay St.
Columbus, Ohio 43216

Property Owner(s): Inland Products / 800 Frank Rd., L.L.C.
P.O. Box 2228 / P.O. Box 91111
Worthington, Ohio 43085 / Columbus, Ohio 43209

Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

8. **Application No.:** 13310-00105
Location: 138 WEST COOKE ROAD (43218), located on the north side of Cooke Rd., approximately 352 ft. west of Rosemary Pkwy.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance to Section:
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 ft. to 1.4 ft.
Proposal: To renovate and remodel an existing, single-family dwelling which includes a 70 sq. ft. addition to an existing garage that encroaches into the required side yard.
Applicant(s): Tim Carr
125 S. Knox St.
Westerville, Ohio 43081
Property Owner(s): Susanne Buckley
138 W. Cooke Rd.
Columbus, Ohio 43218
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
9. **Application No.:** 13310-00106
Location: 1038 NORTH HIGH STREET (43218), located on the east side of N. High St., approximately 43 ft. south of E. 3rd Ave.
Area Comm./Civic: Italian Village Commission
Existing Zoning: C-4, Commercial
Request: Variance to Section:
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of additional parking spaces from 12 to 0 (0 spaces provided) and bicycle parking spaces from 2 to 0 (0 spaces provided).
Proposal: To convert a retail use into a tavern.
Applicant(s): Daniel Morgan; c/o Behal, Sampson, Dietz, Inc.
990 W. 3rd Ave.
Columbus, Ohio 43202
Property Owner(s): Michael Maloof, Cust F.B.O.
2362 N. High St.
Columbus, Ohio 43232
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

- 10. Application No.:** 13311-00107
Location: 1974 WATKINS ROAD (43207), located at the northwest corner of New World Dr. & Watkins Rd.
Area Comm./Civic: Far South Area Commission
Existing Zoning: M-1, Manufacturing, and L-M, and L-M-1, Limited Manufacturing Districts
Request: Variances & Special Permit to Section: 3389.034, Compost facility.
To permit the establishment of a compost facility.
3389.07, Impound lot, junk yard or salvage yard.
To permit the establishment of a recycling facility.
3365.17, Location requirements.
To allow a more objectionable use (recycling) to be located within 600 ft. of the boundaries of any residential or apartment residential use from the property lines containing the permitted use.
Proposal: To allow the establishment of a composting and recycling facility.
Applicant(s): Susan E. Enneking, Trustee; c/o Laura MacGregor Comek
500 S. Front St., 12th Floor
Columbus, Ohio 43215
Property Owner(s): Susan E. Enneking, Trustee; Viking Properties; Viking Real Estate, Ltd.
and; Guy Wolfenbarger
3663 Alum Creek Dr.
Columbus, Ohio 43207
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
- 11. Application No.:** 13310-00124
Location: 2395 WEST BROAD STREET (43062), located at the southeast corner of S. Wayne Ave. & W. Broad St.
Area Comm./Civic: Hilltop Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances to Sections:
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 21 to 17.
3372.604, Setback requirements.
To locate a parking lot at the side of the principal building; to not locate parking behind the principal building.
3372.605, Building design standards.
To construct a building where the width of the building is not 60% (108 ft.) of the lot width (180 ft.) along the primary frontage; to construct a building that is 57% of the lot width (102 ft.) along the primary frontage.
Proposal: To construct a commercial retail store.
Applicant(s): Lynn Wackerly; c/o 4 Points Development
104 E. Town St.; Studio 144
Columbus, Ohio 43215
Property Owner(s): Pataskala Partners, L.L.C./Lawrence Salser/Tyler Drug Co.
P.O. Box 945/P.O. Box 20740/P.O. Box 20740
Pataskala, Ohio 43062/Columbus, Ohio 43220/Columbus, Ohio 43220
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

HOLDOVER CASE:

12. **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