

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MARCH 23, 2010**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, MARCH 23, 2010 at 6:00 P.M.** in the First Floor Hearing Room of the Building Services Division, 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 Building Services Division, 757 Carolyn Avenue, 645-7314.

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, Building Services Division at 645-4522 at least four (4) hours before the scheduled meeting time.

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1. **Application No.:** **10310-00004**
 Location: **5155 NORTH HIGH STREET (43214)**, located at the southwest corner of Fenway Rd. & N. High St.
 Area Comm./Civic: Clintonville Area Commission
 Existing Zoning: L-AR-3, Limited Apartment Residential District
 Request: Varinace to Section:
 3342.28, Minimum number of parking spaces required.
 To reduce the required number of parking spaces from 220 to 162 (58 spaces).
 Proposal: To construct a wellness center addition onto an existing retirement community building.
 Applicant(s): Wesley Glen, Inc., c/o Michael T. Shannon; Crabbe, Brown & James
 500 S. Front St., Suite 1200
 Columbus, Ohio 43215
 Property Owner(s): Wesley Glen, Inc.
 5155 N. High St.
 Columbus, Ohio 43214
 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

2. **Application No.:** 10310-00005
Location: 1415 SOUTH HAMILTON ROAD (43227), located on the west side of Hamilton Road, approximately 165 ft. north of Livingston Ave.
Area Comm./Civic: None
Existing Zoning: C-3, Commercial District
Request: Variance(s) to Section(s):
3342.28, Minimum number of parking spaces required.
To reduce the minimum number of required parking spaces from 23 to 0.
Proposal: A restaurant and patio.
Applicant(s): Crabbe, Brown and James, LLP c/o Michael T. Shannon, Esq.
500 South Front Street
Columbus, OH 43215
Property Owner(s): Hamilton Center, Ltd. (EV Bishoff).
33 N. Third Street
Columbus, OH 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
3. **Application No.:** 10310-00007
Location: 889-891 DENNISON AVENUE (43215), located on the west side of Dennison Ave., approximately 40 feet south of West 1st Ave.
Area Comm./Civic: Victorian Village Commission
Existing Zoning: R-4 Residential District
Request: Variance to Section:
3332.26, Minimum side yard permitted.
To reduce the minimum side yard to the south from 3 ft. to 0 ft. and from 3 ft. to 2 ft. to the north.
Proposal: A garage.
Applicant(s): Mark and Christina Demetry
889 Dennison Ave.
Columbus, OH 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

- 4. Application No.:** 09310-00127
- Location:** 6166 BRISTOL RIDGE DRIVE (43110), located northeast of the intersection of Brice Rd. & Winchester Pk.
- Area Comm./Civic:** Southeast Community Coalition
- Existing Zoning:** NC & NG, Neighborhood Center and Neighborhood General District
- Request:** Variance(s) to Section(s):
- 3320.15, Thoroughfares.
To allow the thoroughfare layout to contain a cul-de-sac which would not facilitate connections to adjacent future development sites.
 - 3320.17 B. 8., Mandatory Elements.
To not provide play equipment for children in at least one civic space in a Traditional Neighborhood Development (TND) district developed with single-family dwellings.
 - 3320.19, Private buildings.
To not provide a garage for some Neighborhood Center lots when units are not accessed by an alley or lane. Also, to construct a building that faces Gleason St. at the intersection of Castle Rock Blvd that does not meet the minimum build-out along the street frontage of 50%.
- Proposal:** To allow development in a Traditional Neighborhood Development (TND) district that would allow a cul-de-sac, does not include play equipment for children in a district containing one-family dwellings, does not include a garage for Neighborhood Center units which are not accessed by an alley or lane and would allow a building to be constructed that does not have at least 50% street frontage.
- Applicant(s):** Village Communities; c/o David Hodge; Smith & Hale, L.L.C.
37 W. Broad St., Suite 725
Columbus, Ohio 43215
- Property Owner(s):** Glen at Schirm Farms L.L.C., et. al.
470 Olde Worthington Rd.
Westerville, Ohio 43082
- Case Planner:** Dave Reiss, 645-7973
- E-mail:** DJReiss@Columbus.gov