The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on
TUESDAY, MAY 28, 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.: 13310-00122
   Location: 2086 SULLIVANT AVENUE (43223), located at the northwest corner of
             Belvidere Ave. & Sullivant Ave.
   Area Comm./Civic: Greater Hilltop Area 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 parking spaces from
             37 to 30.
   Proposal: To construct a 9,100 sq. ft. retail store.
   Applicant(s): Mark Bush; Columbus (Sullivant) DG, L.L.C.
                 361 Summit Blvd., Suite 110
                 Birmingham, Alabama 35243
   Property Owner(s): Rezka, Inc. (Nasser Saleh)
                     1505 Frebis Ave.
                     Columbus, Ohio 43206
   Case Planner: Dave Reiss, 645-7973
   E-mail: DJReiss@Columbus.gov
2. Application No.: 13310-00151  
Location: 3849 MAIZE ROAD (43224), located at the southwest corner of Norris Dr. & Maize Rd.  
Area Comm./Civic: North Linden Area Commission  
Existing Zoning: SR, Suburban Residential District  
Request: Variances(s) to Section(s):  
3312.13, Driveway.  
To allow a driveway extension to not serve as a corridor between the right-of-way to a garage or off-street parking space.  
3321.07, Landscaping.  
To allow the lot area between the required building line and the street line to be paved.  
Proposal: To allow a 12 ft. by 19 ft. driveway extension to serve as a turn-around which does not lead to a parking space.  
Applicant(s): Darlene A. Kura  
3849 Maize Rd.  
Columbus, Ohio 43224  
Property Owner(s): Same as applicant.  
Case Planner: Dave Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov

3. Application No.: 13311-00157  
Location: 3039 FAIRWOOD AVE. (43207), located on the west side of Fairwood Avenue, approximately 650 south of Watkins Road.  
Area Comm./Civic: Far South Columbus Area Commission  
Existing Zoning: R-2, Residential District  
Request: Special Permit(s) to Section(s):  
3307.06, Special permits.  
To allow the reconfiguration and expansion of nonconforming buildings.  
Proposal: To raze and rebuild existing non-conforming structures.  
Applicant(s): Columbia Gas Transmission Corp., LLC. And Columbia Gas of Ohio, Inc.  
c/o Melissa Thompson  
200 Civic Center Drive  
Columbus, Ohio 43215  
Property Owner(s): Applicant  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov
4. Application No.: 13311-00167
Location: 1000 JOYCE AVE. (43219), located at the northeast corner of Joyce Avenue and East Fifth Avenue
Area Comm./Civic: North Central Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To permit a salvage yard.
3392.12, Prohibited location
To permit a junk/salvage yard to be located within 600 feet of residentially zoned property (250 feet).
Proposal: To permit a salvage yard for scrap metal.
Applicant(s): 1000 Joyce Avenue, LLC.
1000 Joyce Avenue
Columbus, Ohio 43219
Property Owner(s): Fengwei Weaver
1000 Joyce Avenue
Columbus, Ohio 43219
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

5. Application No.: 13310-00171
Location: 4583 PARKWICK DRIVE (43228), located on the west side of Parkwick Drive, approximately 500 feet south of Teller Drive.
Area Comm./Civic: Greater Hilltop Area Commission.
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the total lot area dedicated to rear yard from 25% (1250 sf) to 19.5% (975 sf).
Proposal: To construct a covered walk-out stairway and allow an existing deck.
Applicant(s): Fabiola Mongui
4583 Parkwick Drive
Columbus, Ohio 43228
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

POSTPONED
6. Application No.: 13310-00172
Location: 237 NORTH CHAMPION AVENUE (43203), located on the west side of Champion Ave., at the termini of Hawthorne Ave. and of Phale D. Hale Dr.
Area Comm./Civic: Near East Area Commission
Existing Zoning: ARLD, Apartment Residential District
Request: Variances(s) to Section(s):
3333.26, Height district.
   To increase the allowable height of a building from a maximum of 35 ft.; to allow the overall height to be 55 ft.
3312.49, Minimum numbers of parking spaces required.
   To reduce the minimum number of parking spaces from 156 to 70 (86 spaces).
3312.27, Parking setback line.
   To reduce the minimum parking setback for a parking lot from 25 ft. to 5 ft.
3333.17, Building lines; definitions.
   To reduce the minimum building setback from 30 ft. to 23 ft. along Champion Ave. and to 23 ft. along Ohio Ave.
Proposal: To construct a multi-family apartment building.
Applicant(s): Thomas Williamson; c/o Columbus Metropolitan Housing Authority
880 E. 11th Ave.
Columbus, Ohio 43211
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

7. Application No.: 13310-00174
Location: 1067 SULLIVANT AVE. (43223), located at the southeast corner of Sullivant Avenue and Cypress Avenue.
Area Comm./Civic: Franklinton Area 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 parking spaces from 25 to 4.
3312.43, Required surface for parking.
   To allow a gravel parking lot.
3321.07, Landscaping.
   To provide no landscaping along the lot area between a required building line and a street line.
Proposal: To convert a non-conforming residential building to a mixed use residential/office building.
Applicant(s): SPGB Architects, LLC, c/o Michelle Schumaker
4333 Tuller Road Ste. B
Dublin, Ohio 43017
Property Owner(s): Lower Lights Ministries
1066 Bellows Avenue
Columbus, Ohio 43223
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
8.  Application No.: 13310-00177  
Location: 2572 SULLIVANT AVENUE (43204), located at the northwest corner of S. Richardson Ave. and Sullivant Ave.  
Area Comm./Civic: Greater Hilltop Area Commission  
Existing Zoning: C-4, Commercial District  
Request: Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
   To reduce the required number of additional parking spaces from 24 to 0.  (6 parking spaces are provided.)  
3312.27, Parking setback line.  
   To reduce the minimum parking setback from 10 ft. to 0 ft.  
Proposal: To convert offices and retail space into a church sanctuary and associated accessory facilities.  
Applicant(s): Ohio Valley District of the Christian & Missionary Alliance; c/o Rev. Jeffrey L. Rowe  
   663 S. Burgess Ave.  
   Columbus, Ohio  43204  
Property Owner(s): Same as applicant.  
Case Planner: Dave Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov

9.  Application No.: 13310-00178  
Location: 2120 COURTRIGHT ROAD (43232), located on the east side of Courtright Rd., approximately 650 ft. south of Groves Rd.  
Area Comm./Civic: Southeast Community Coalition  
Existing Zoning: M-1, Manufacturing District  
Request: Variance(s) to Section(s):  
3365.21, Height and area regulations.  
   To reduce the required building setback from 125 ft. to 100 ft.  
Proposal: To construct a storage building.  
Applicant(s): Stack Buildings; c/o Mark Stack  
   6600 Blacklick-Eastern Rd.  
   Pickerington, Ohio  43147  
Property Owner(s): Samuel T. Wright, Jr.  
   3705 Petzinger Rd.  
   Columbus, Ohio  43232  
Case Planner: Dave Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov
10. Application No.: 13311-00179
Location: 3540 EAST 5TH AVENUE (43219), located at the northwest corner of James Rd. & E. 5th Ave.
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Special Permit(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To establish an auto and scrap metal salvage facility.
Proposal: To establish a vehicle collection and transfer station (salvage yard).
Applicant(s): Columbus Auto Shredding, Inc.; c/o Edward T. McClellan
880 Mendes Ct.
Columbus, Ohio 43235
Property Owner(s): Lab Abstract Publishing Company; c/o Joseph M. Patchen; Patchen & Murphy, L.L.P.
336 E. Broad St.
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

11. Application No.: 13310-00181
Location: 5305 WARNER ROAD (43081), located on the south side of Warner Road at the terminus of Ashford Ridge Road.
Area Comm./Civic: Rocky Fork Implementaion Board
Existing Zoning: LAR-12, Limited Apartment Residential District
Request: Variance(s) to Section(s):
3333.255, Perimeter yard.
To reduce the south perimeter yard from 19 feet to 5 feet.
Proposal: To construct 3 additional dwelling units.
Applicant(s): Donald W. Kelley and Associates, Inc. c/o Donald Plank, Plank Law Firm.
145 East Rich Street, FL 3
Columbus, Ohio 43215
Property Owner(s): Glen at Rocky Fork, LLC, c/o Donald Plank Plank Law Firm
145 East Rich Street, FL 3
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
12. Application No.: 13310-00182  
Location: 2396 FARMERS DRIVE (43235), located at the northeast corner of Farmers Drive and Skyline Drive East.  
Area Comm./Civic: Far Northwest Coalition  
Existing Zoning: C-2, Commercial District  
Request: Variance(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To increase the maximum number of parking spaces from 990 to 1,100 (110).  
Proposal: To add 167 parking spaces to an existing parking lot.  
Applicant(s): AIF Holding Co., c/o Donald Plank, Plank Law Firm.  
145 East Rich Street, FL 3  
Columbus, Ohio 43215  
Property Owner(s): Applicant  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov

13. Application No.: 13310-00183  
Location: 550 SOUTH HIGH STREET (43215), located at the southeast corner of E. Hoster St. & S. High St.  
Area Comm./Civic: Brewery District Commission  
Existing Zoning: C-4, Commercial District  
Request: Variances(s) to Section(s):  
3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum number of additional parking spaces from 10 to 0. (36 spaces are provided.)  
3312.53, Minimum number of loading spaces required.  
To reduce the minimum number of loading spaces from 1 to 0.  
3372.605 B., Building design standards.  
To allow an existing building with a width of 27 ft. to not meet the minimum width requirement for the principal building to be a minimum of 60% of the width of the lot.  
3372.605 D., Building design standards.  
To allow the existing primary building frontage to maintain 44% of the primary building frontage, from 2 ft. and 10 ft. above grade, to be clear, non-tinted window glass instead of 60%.  
Proposal: To establish a catering business.  
Applicant(s): Two Caterers; c/o Donald Plank; Plank Law Firm  
145 E. Rich St., 3rd Floor  
Columbus, Ohio 43215  
Property Owner(s): Murphy Company; c/o Richard J. Murphy  
455 W. Broad St.  
Columbus, Ohio 43215  
Case Planner: Dave Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov
14. **Application No.**: 13310-00184  
**Location**: 3132 NORTH HIGH STREET (43202), located at the northeast corner of E. California Ave. & N. High St.  
**Area Comm./Civic**: Clintonville Area Commission  
**Existing Zoning**: C-4, Commercial District  
**Request**: Variance(s) to Section(s):  
- 3372.604, Setback requirements.  
  To allow a portion of the parking lot to be located at the side of the principal building where access to the property is possible from a public alley.  
- 3312.49, Minimum numbers of parking spaces required.  
  To reduce the minimum number of parking spaces from 38 to 34.  
**Proposal**: To construct a commercial building.  
**Applicant(s)**: Nelson Yoder, Crawford-Hoying Development Partners; c/o Rick Sicker; R.A.S. Civil Engineering, L.L.C.  
4254 Tuller Rd. 
Dublin, Ohio 43017  
**Property Owner(s)**: Guilford Properties, L.L.C.  
2988 N. High St.  
Columbus, Ohio 43202  
**Case Planner**: Dave Reiss, 645-7973  
**E-mail**: DJReiss@Columbus.gov

15. **Application No.**: 13310-00188  
**Location**: 796 CITY PARK AVENUE (43206), located on the west side of City Park Ave., approximately 94 ft. north of E. Kossuth St.  
**Area Comm./Civic**: German Village Commission  
**Existing Zoning**: R-2F, Residential District  
**Request**: Variances(s) to Section(s):  
- 3332.25, Maximum side yard required.  
  To reduce the sum of the width of the maximum side yard from 20% of the width of the lot to a maximum of 16 ft. to 4.16% of the width of the lot; 1 ft. 4 in. on the north side; 0 ft. on the south side.  
- 3332.26, Minimum side yard permitted.  
  To reduce the minimum side yard on the north from 3 ft. to 1 ft. 4 in. along the north lot line and to 0 ft. on the south lot line.  
- 3321.05, Vision clearance.  
  To reduce the vision clearance from a 10 ft. clear vision triangle to a 0 ft. clear vision triangle for a driveway to a street.  
**Proposal**: To establish an off-street parking space for a single-family residence.  
**Applicant(s)**: Minh (Kevin) Nguyen  
796 City Park Ave.  
Columbus, Ohio 43206  
**Property Owner(s)**: Same as applicant.  
**Case Planner**: Dave Reiss, 645-7973  
**E-mail**: DJReiss@Columbus.gov
16. Application No.: 13310-00189  
Location: 231 NORTH 21ST STREET (43203), located on the west side of N. 21st St., approximately 730 ft. north of E. Long St.  
Area Comm./Civic: Near East Area Commission  
Existing Zoning: R-2F, Residential District  
Request: Variance(s) to Section(s): 3332.18, Basis of computing area. To allow a dwelling and detached garage to occupy greater than 50% of the lot area; to allow the buildings to occupy 53.8% of the lot area.  
Proposal: To construct a 484 sq. ft. detached garage.  
Applicant(s): Emily Moser; c/o Columbus Housing Partnership, Inc.  
562 E. Main St.  
Columbus, Ohio  43215  
Property Owner(s): Same as applicant.  
Case Planner: Dave Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov

17. Application No.: 13310-00191  
Location: 937-949 WEST THIRD AVENUE (43212), located at the southeast corner of West Third Ave. and Dover Ave.  
Area Comm./Civic: 5th by Northwest Area Commission  
Existing Zoning: M, Manufacturing District  
Request: Variance(s) to Section(s): 3312.49, Minimum numbers of parking spaces required. To reduce the minimum number of required parking spaces from 159 to 0.  
Proposal: To convert 9,800 sq.ft of existing commercial space to restaurant and construct an 1,800 sq.ft patio.  
Applicant(s): James R. Rishel  
300 E. Broad Street, Ste. 450  
Columbus, Ohio  43215  
Property Owner(s): CER Real Estate Investments, LLC  
580 North Fourth Street, Ste 120  
Columbus, Ohio  43215  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov
18. Application No.: 13310-00193  
Location: 45 OAKLAND PARK AVENUE (43214), located at the southeast corner of Oakland Park Avenue and Broadway Place  
Area Comm./Civic: Clintonville Area Commission  
Existing Zoning: R-3, Residential District  
Request: Variance(s) to Section(s): 3332.26, Minimum side yard permitted.  
Proposal: To reduce the minimum side yard from 5 feet to 0 feet.  
Applicant(s): Andrew Oswalt  
45 Oakland Park Avenue  
Columbus, Ohio 43214  
Property Owner(s): Applicant  
E-mail: JFFreise@Columbus.gov

19. 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.  
Proposal: To permit the establishment of a compost 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