

RESULTS AGENDA

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
MAY 28, 2013**

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.

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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

DISAPPROVED

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

APPROVED

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):
 3389.15, Expansion or relocation of nonconforming uses.
 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

APPROVED

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

POSTPONED

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

TABLED

6. **Application No.:** 13310-00172
Location: 237 NORTH CHAMPION AVENUE (43203), located on the west side of Champion Ave., at the terminii 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 20 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

APPROVED

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

APPROVED

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

APPROVED

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

APPROVED

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

WITHDRAWN

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

APPROVED

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

APPROVED

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

APPROVED

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

APPROVED

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

APPROVED

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

APPROVED

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

TABLED

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.
To reduce the minimum side yard from 5 feet to 0 feet.
3332.27, Rear yard.
To reduce the minimum rear yard from 25% (1,576 sq.ft.) to 23% (1,497 sq.ft.).
Proposal: To raze and rebuild a residential garage.
Applicant(s): Andrew Oswalt
45 Oakland Park Avenue
Columbus, Ohio 43214
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

APPROVED

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.
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

TABLED

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

RECONSIDERATION APPROVED

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

RECONSIDERATION APPROVED