

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 25, 2013**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JUNE 25, 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.:** **13310-00216**
 Location: **593 & 611 RIVERVIEW DRIVE (43202)**, located on the south side of Riverview Dr., approximately 900 ft. west of Olentangy River Rd.
 Area Comm./Civic: None
 Existing Zoning: AR-1, Apartment Residential District
 Request: Variance(s) to Section(s):
 3333.18, Building lines.
 To reduce the required building line from 25 ft. to 8 ft. (17 ft.) for dumpster locations.
 Proposal: To reduce the required setback for the placement of dumpsters.
 Applicant(s): Drew Sanderell
 2048 Pine Needle Ct.
 Columbus, Ohio 43232
 Property Owner(s): Riverview Commons, Inc.
 3145 N. High St.
 Columbus, Ohio 43202
 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

2. Application No.: 13310-00225
Location: 1717 DEMOREST ROAD (43228), located on the west side of Demorest Rd., approximately 300 ft. north of Carrigallen Ln.
Area Comm./Civic: Hilltop Area Commission
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3312.13, Driveway.
To allow the maximum width of a residential driveway to exceed 20 ft., to be 28 ft.
3332.25, Maximum side yard required.
To reduce the maximum side yard permitted from 12.6 ft. (20% of the lot width) to 7.1 ft. (approximately 9% of the lot width).
3332.26, Minimum side yard permitted.
To reduce the minimum side yard required from 5 ft. to 0 ft.
Proposal: To retain an existing parking space along the north side of the garage of a single-family dwelling.
Applicant(s): Edward & Jane Barnett
1717 Demorest Rd.
Columbus, Ohio 43228
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

3. Application No.: 13310-00230
Location: 5272 WABASH RIVER STREET (43016), located on the east side of Wabash River Street, approximately 90 feet south of Talladega Drive.
Area Comm./Civic: None
Existing Zoning: NE, Neighborhood Edge. District
Request: Variance(s) to Section(s):
3320.19(B,3), Private buildings.
To reduce the build-out frontage from 30% to 23%.
3320.19(B,4), Private buildings.
To construct a dwelling that is not parallel to the frontage road.
Proposal: To construct a dwelling that is not in compliance with the TND regulating plan.
Applicant(s): Dominion Homes, Inc.
4900 Tuttle Crossing Blvd.
Dublin, Ohio 43016
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4A. Application No.: 13310-00231
Location: 5706, MARSHFIELD DRIVE (43081), located on the north side of Marshfield Drive at the terminus of Deansboro Drive.
Area Comm./Civic: Rocky Fork Blacklick Accord
Existing Zoning: NG, Neighborhood General. District
Request: Variance(s) to Section(s):
3320.19(B,3), Private buildings.
To reduce the build-out frontage from 40% to 0%.
3320.19(B,4), Private buildings.
To construct a dwelling that is not parallel to the frontage road.
Proposal: To construct three separate single family dwelling units that are not in compliance with the TND regulating plan.
Applicant(s): Dominion Homes, Inc.
4900 Tuttle Crossing Blvd.
Dublin, Ohio 43016
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4B. Application No.: 13310-00231
Location: 5710 MARSHFIELD DRIVE (43081), located on the north side of Marshfield Drive at the terminus of Deansboro Drive.
Area Comm./Civic: Rocky Fork Blacklick Accord
Existing Zoning: NG, Neighborhood General. District
Request: Variance(s) to Section(s):
3320.19(B,3), Private buildings.
To reduce the build-out frontage from 40% to 0%.
3320.19(B,4), Private buildings.
To construct a dwelling that is not parallel to the frontage road.
Proposal: To construct three separate single family dwelling units that are not in compliance with the TND regulating plan.
Applicant(s): Dominion Homes, Inc.
4900 Tuttle Crossing Blvd.
Dublin, Ohio 43016
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

- 4C. Application No.:** 13310-00231
Location: 5714 MARSHFIELD DRIVE (43081), located on the north side of Marshfield Drive at the terminus of Deansboro Drive.
Area Comm./Civic: Rocky Fork Blacklick Accord
Existing Zoning: NG, Neighborhood General. District
Request: Variance(s) to Section(s):
3320.19(B,3), Private buildings.
To reduce the build-out frontage from 40% to 0%.
3320.19(B,4), Private buildings.
To construct a dwelling that is not parallel to the frontage road.
Proposal: To construct three separate single family dwelling units that are not in compliance with the TND regulating plan.
Applicant(s): Dominion Homes, Inc.
4900 Tuttle Crossing Blvd.
Dublin, Ohio 43016
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
- 5. Application No.:** 13310-00232
Location: 129 KING AVENUE (43201), located on the south side of King Ave., 80.53 ft. west of Hunter Ave.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variances(s) to Section(s):
3372.544, Maximum floor area.
To increase the maximum floor area ratio from 0.40 to a maximum of 0.48.
3372.542, Maximum lot coverage.
To allow a building to occupy greater than 25% of the lot area; to allow a dwelling to occupy 59% of the total lot area.
Proposal: To construct a passive solar addition to a single family dwelling.
Applicant(s): David Murchie
129 King Ave.
Columbus, Ohio 43201
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

6. **Application No.:** 13310-00244
Location: 3349 REFUGEE ROAD (43232), located at the southeast corner of Refugee Road and Schwartz Road
Area Comm./Civic: None
Existing Zoning: LM, Manufacturing District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of parking spaces from 37 to 31.
Proposal: To construct a new retail center.
Applicant(s): Columbus (Refugee) DG, LLC, c/o Mark Bush
361 Summit Blvd., Ste 110
Birmingham, Alabama 35243
Property Owner(s): Ronald Erkis
50 Ashbourne Road
Columbus, Ohio 43209
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
7. **Application No.:** 13310-00258
Location: 2013-31 LOCKBOURNE ROAD (43207), located at the southwest corner of Lockbourne Road and Reeb Avenue.
Area Comm./Civic: Columbus Southside 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 amount of additional parking spaces from 9 to 0.
3312.11, Drive-up stacking area.
To reduce the number of stacking spaces for each unit from 8 to 4.
3312.11, Drive-up stacking area.
To not provide an exclusive by-pass lane for either unit.
3312.25, Maneuvering
To allow maneuvering on adjacent parcels.
3356.11, C-4 district setback lines.
To reduce the building setback from 25 feet to 8 feet for parcel A and from 25 feet to 12 feet for parcel B.
Proposal: To construct a 792 sq.ft. addition for parcel A and a combined 923 sq.ft. addition for parcel B with both units containing drive-thru windows.
Applicant(s): John Ingwersen
1050 Bryden Road
Columbus, Ohio 43205
Property Owner(s): BCCB Investments of Columbus & Brian McDaniel
2301 Fairwood Avenue
Columbus, Ohio 43207
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

8. **Application No.:** **13310-00284**
 Location: **120 KING AVENUE (43201)**, located on the north side of King Ave., 60 ft. east of Hunter Ave.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variances(s) to Section(s):
 3332.26, Minimum side yard permitted.
 To reduce the minimum side yard permitted from 3 ft. to 6 in.
 3332.38, Private garage.
 To increase the allowable garage area for a detached garage from 720 sq. ft. to 728 sq. ft. and to increase the allowable height of a detached garage from 15 ft. to 22 ft.
Proposal: To construct a detached garage.
Applicant(s): Chris & Candice Pflum
 120 King Ave.
 Columbus, Ohio 43201
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

POSTPONED CASES:

9. **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

TABLED CASES:

- 10. 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
- 11. 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

12. **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

RECONSIDERATION CASES:

13. **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

14. 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