

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

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JULY 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, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Department of Building and Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please contact Dick Makley, Department of Building and Zoning Services at 645-4522, or TDD 645-3293.

1. **Application No.:** 13310-00289
Location: 662 GARRETT DRIVE (43214), located on the north side of Garrett Dr., 110 ft. west of Beautyview Ct.
Area Comm./Civic: None
Existing Zoning: RR, Rural Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To add 432 sq. ft. of garage space to a single-family dwelling having an existing 504 sq. ft. garage that results in an overall garage area of 936 sq. ft., exceeding the allowable 720 sq. ft. of garage space by 216 sq. ft.
Proposal: To construct a 432 sq. ft. garage addition.
Applicant(s): Richard & Ann Ralston
662 Garrett Dr.
Columbus, Ohio 43214
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
Email: DJReiss@Columbus.gov

2. **Application No.:** 13310-00331
Location: 324 DERING AVENUE (43207), located on the north side of Dering Ave.,
Area Comm./Civic: Far South Area Commission
Existing Zoning: M, Manufacturing District
Request: Variances(s) to Section(s):
3363.24, Building lines in an M-manufacturing district.
To reduce the required building setback from 25 ft. to 0 ft.
3309.14, Height districts.
To increase the allowable height of a cooling tower from 35 ft. to 60 ft.
- Proposal:** To construct a building addition to an existing resin plant.
Applicant(s): Dan Yinger; c/o Capital Resin Corporation
324 Dering Ave.
Columbus, Ohio 43207
- Property Owner(s):** Hansen Properties, L.L.C.
324 Dering Ave.
Columbus, Ohio 43207
- Case Planner:** Dave Reiss, 645-7973
Email: DJReiss@Columbus.gov
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3. **Application No.:** 13310-00336
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
Existing Zoning: ARLD, Apartment Residential District
Request: Variances(s) to Section(s):
3333.11, ARLD area district requirements.
To reduce the area requirement for an apartment building from
2,500 sq. ft. per dwelling unit to 1,500 sq. ft. per dwelling unit.
3333.24, Rear yard.
To reduce the required rear yard from 25% of the total lot area to
15% of the total lot area.
- Proposal:** To construct an apartment building.
Applicant(s): Columbus Metropolitan Housing Authority; c/o Catherine Cunningham;
Kegler, Brown, Hill & Ritter Co., L.P.A.
65 E. State St., Suite 1800
Columbus, Ohio 43215
- Property Owner(s):** Tom Williamson; c/o Columbus Metropolitan Housing Authority
880 E. 11th Ave.
Columbus, Ohio 43211
- Case Planner:** Dave Reiss, 645-7973
Email: DJReiss@Columbus.gov

4. **Application No.:** 13310-00392
Location: 17 BUTTLES AVENUE (43215), located at the southwest corner of Buttles Ave. and High Street
Area Comm./Civic: Victorian Village 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 additional parking spaces from 26 to 0
Proposal: A change of use from retail to restaurant.
Applicant(s): Malika DeSilva
558 West 2nd Avenue
Columbus, Ohio 43201
Property Owner(s): The Wood Companies
21 West Hubbard Avenue, Ste D.
Columbus, Ohio 43215
Case Planner: Jamie Freise, 645-6350
Email: JFFreise@Columbus.gov
5. **Application No.:** 13310-00455
Location: 414 BENEDETTI AVENUE (43213), located at the southeast corner of Benedetti Avenue and Stockton-Trail Way.
Area Comm./Civic: Far East Area Commission
Existing Zoning: PUD-8, Planned Unit Development District
Request: Variance(s) to Section(s):
3311.09, Approved planned unit development districts registered.
To allow a deck to encroach into a rear setback.
Proposal: To modify PUD development standards by constructing a deck 8 feet into the 20' rear yard setback.
Applicant(s): Matthias and Donna Held
414 Benedetti Avenue
Columbus, Ohio 43213
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
Email: JFFreise@Columbus.gov

HOLDOVER CASES:

6. **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