

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
AUGUST 27, 2013**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on Tuesday, August 27, 2013 at 6:00 PM 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 therequirements 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.:** 13310-00373

Location: 262 EAST SYCAMORE STREET (43206), at the northeast corner of S. 6th St. & E. Sycamore St.

Area Comm./Civic: German Village Commission

Existing Zoning: R-2F, Residential

Request: Variance
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 3 to 0.
(0 parking spaces are provided.)

Proposal: To add a 320 sq. ft. outdoor patio.

Applicant: Mark A. Schieber
2807-B Delmar Dr.
Bexley, Ohio 43209

Property Owner(s): Chris Crader; c/o Harvest Pizzeria
495 S. 4th St.
Columbus, Ohio 43206

Case Planner: Dave Reiss, 645-7973

E-mail: DJReiss@Columbus.gov

- 2. Application No.:** 13310-00375
- Location:** 600 KOEBEL AVENUE (43207), on the north side of Koebel Avenue, approximately 450 feet east of Groveport Road.
- Area Comm./Civic:** Far South Columbus Area Commission
- Existing Zoning:** R-2, Residential
- Request:** Variance
3312.43, Required surface for parking.
To allow a gravel driveway and parking area.
- Proposal:** To legitimize an existing gravel driveway and parking area.
- Applicant:** Nicky Sewell
600 Koebel Avenue
Columbus, Ohio 43207
- Property Owner(s):** Applicant
- Case Planner:** Jamie Freise, 645-6350
- E-mail:** JFFreise@Columbus.gov
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- 3. Application No.:** 13310-00390
- Location:** 492 SOUTH HIGH STREET (43215), on the east side of S. High St., 62.5 ft. north of E. Beck St.
- Area Comm./Civic:** Brewery District Commission
- Existing Zoning:** C-4, Commercial
- Request:** Variances
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 4 to 0.
(54 spaces are provided.)
3312.29, Parking space.
To reduce the minimum dimensions required for 13 parking spaces from 9 ft. by 18 ft. to 8 ft. 6 in. in width for 7 spaces and to 8 ft. 2 in. in width for 6 spaces.
3312.33, Parking space for a small car.
To allow non-excess parking spaces, over and above the minimum number required to be designated to accommodate small cars that have not been reviewed and approved by the Director of Public Service prior to approval by this department.
- Proposal:** To convert 3,368 sq. ft. of basement floor space from storage area into office
- Applicant:** John Cochrane; c/o Berardi & Partners, Architects and Engineering, Inc.
369 E. Livingston Ave.
Columbus, Ohio 43215
- Property Owner(s):** Schott Ventures, Ltd.
488-498 S. High St.
Columbus, Ohio 43215
- Case Planner:** Dave Reiss, 645-7973
- E-mail:** DJReiss@Columbus.gov

4. **Application No.:** 13310-00394
Location: 3532 WICKLOW ROAD (43204), at the northwest corner of Josephine Ave. and Wicklow Rd.
Area Comm./Civic: Hilltop Area Commission
Existing Zoning: C-4, Commercial
Request: Variance
3332.38, Private garage.
To increase the allowable square footage of a private, detached garage from 720 sq. ft. to 994.98 sq. ft.; an increase of 274.98 sq. ft. Also, to allow the overall height of the garage to exceed 15 ft.
3312.43, Required surface for parking.
To permit the use of a gravel surface for a driveway instead of improving the same with an approved hard surface.
3332.21, Building lines.
To reduce the required building setback for cement block pillars and walls from 25 ft. to 0 ft.
3321.05, Vision clearance.
To not maintain a 30 ft. clear vision triangle at a street intersection.
Proposal: To allow an existing 995 sq. ft. garage, constructed in 2001, to remain.
Applicant: George R. Ambro
264 S. Washington Ave.
Columbus, Ohio 43215
Property Owner(s): Don Nichols
3076 Parkside Rd.
Columbus, Ohio 43204
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
5. **Application No.:** 13310-00407
Location: 3038 SHADYWOOD DRIVE (43221), on the east side of Shadywood Drive, approximately 160 feet south of Shady Hill Drive.
Area Comm./Civic: None
Existing Zoning: SR, Residential
Request: Variance
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 feet to 1.2 feet.
Proposal: To install a carport.
Applicant: Rick Humphrie, c/o Patio Enclosure
8260 Howe Industrial Pkwy
Canal Winchester, Ohio 43110
Property Owner(s): Joseph Dunn
3038 Shadywood Road
Columbus, OH 43221
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

6. Application No.: 13310-00415

Location: 673 MOHAWK STREET (43206), on the west side of Mohawk Street, approximately 75 feet south of Sycamore Street

Area Comm./Civic: German Village Area Commission

Existing Zoning: R-2F, Residential

Request: Variance

3332.27, Rear yard.
To reduce the required rear yard from 25% to 6.55%. (Currently existing non-conforming at 7.04%)

3332.29, Height district.
To increase the height of a building from 35 feet to 55 feet. (Currently non-conforming at 44 feet)

3312.27, Parking setback line.
To reduce the parking setback line from 10 feet to 6 feet (currently non-conforming at 6 feet)

Proposal: To convert and existing non-conforming office to a single family residence.

Applicant: William Hugus Architects, Ltd.
750 Mohawk Street
Columbus, Ohio 43206

Property Owner(s): Mohawk Village Properties, LLC
330 West Spring Street, Ste. 400
Columbus, OH 43215

Case Planner: Jamie Freise, 645-6350

E-mail: JFFreise@Columbus.gov

7. Application No.: 13310-00429

Location: 978 SUMMIT STREET (43201), at the northeast corner of E. 2nd Ave. & Summit St.

Area Comm./Civic: Italian Village Commission

Existing Zoning: R-4, Residential

Request: Variances

3332.15, R-4 area district requirements.
To reduce the required lot area from 5,000 sq. ft. to 2,874.96 sq. ft. for tract 1; 2,134.44 sq. ft. for tracts 2 & 3; 2,178 sq. ft. for tract 4; 2,091 for tract 5 and; to be 2,526.48 sq. ft. for tract 6.

3332.21, Building lines.
To reduce the required building setback line from 10 ft. to 8 ft. for all

3332.05, Area district lot width requirements.
To reduce the required lot width from 50 ft. to 27.83 ft. for tract 1; 27 ft. for tracts 2 & 3; 27.61 ft. for tract 4; 26.39 ft. for tract 5 and; 25 ft. for tract 6.

3312.25, Maneuvering.
To allow maneuvering for vehicular access to parking spaces for each tract to occur off of the lot in an access easement.

3332.25, Maximum side yards required.
To reduce the maximum side yards from 20% of the sum of the widths of the side yards to 11%. (A reduction from 5.4 ft. to 3 ft. for tracts 2 - 5).

3332.26, Minimum side yard permitted.
To reduce the minimum required side yard for tracts 2 - 6 from 3 ft. to 0 ft. along the north property lines.

3321.05, Vision clearance.
To reduce the required clear vision triangle at a street intersection (E. 2nd Ave. & Summit St.) from a 30 ft. x 30 ft. triangle to a triangle measuring 8.75 ft. along the west property line by 25 ft. along the south.

3312.13, Driveway.
To reduce the minimum width of a driveway from 10 ft. to 7.5 ft.

Proposal: To create six parcels with six, single-family dwellings.

Applicant: Connie J. Klema
145 E. Rich St., 2nd Floor
Columbus, Ohio 43215

Property Owner(s): Village Lots, Ltd. & Ruth Gless
41 E. Lincoln St.
Columbus, Ohio 43215

Case Planner: Dave Reiss, 645-7973

E-mail: DJReiss@Columbus.gov

8. Application No.: 13310-00430
Location: 1230 BRYDEN ROAD (43205), on the north side of Bryden Rd., 81.5 ft. west of Wilson Ave.
Area Comm./Civic: Near East Area Commission
Existing Zoning: R-3, Residential
Request: Variance
3332.26, Minimum side yard permitted.
To reduce the minimum side yard required from 3 ft. to 1 ft.
Proposal: To construct a 250 sq. ft. building addition onto a single-family dwelling.
Applicant: Connie J. Klema
145 E. Rich St., 2nd Floor
Columbus, Ohio 43215
Property Owner(s): Kent & Diane Rambo
1230 Bryden Rd.
Columbus, Ohio 43205
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov