**AGENDA**
**BOARD OF ZONING ADJUSTMENT**
**CITY OF COLUMBUS, OHIO**
**SEPTEMBER 24, 2013**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, SEPTEMBER 24, 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.

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1. **Application No.:** 13310-00447  
   **Location:** 8209 NORTH HIGH STREET (43235), located at the northwest corner of Highbluffs Blvd. & N. High St.  
   **Area Comm./Civic:** Far North Columbus Communities Coalition  
   **Existing Zoning:** LC-4, Limited 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 14 to 0. (81 parking spaces are provided.)  
   **Proposal:** To convert 3,364 sq. ft. of retail space into a restaurant use.  
   **Applicant(s):** Metropolitan Partners; c/o Jackson B. Reynolds; Smith & Hale, L.L.C.  
   37 W. Broad St., Suite 725  
   Columbus, Ohio 43215  
   **Property Owner(s):** Metropolitan 23 L.L.C., c/o Continental Real Estate  
   150 E. Broad St., Suite 200  
   Columbus, Ohio 43215  
   **Case Planner:** David Reiss, 645-7973  
   **Planner Email:** DJReiss@Columbus.gov  

**APPROVED**
2. Application No.: 13310-00482
Location: 237 KING AVENUE (43201), located on the south side of King Avenue, approximately 200 feet east of Neil Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
  3312.49, Minimum number of parking spaces.
  To reduce the minimum number of additional parking spaces from 10 to 0 (6 provided).
  3356.07, Distance separation standards
  To allow a bar, cabaret or nightclub to be be located less than 500 feet from a public or parochial school or a religious facility.
Proposal: A partial change of use from retail to bar and to construct a patio.
Applicant(s): New Avenue Architects & Engineers, c/o Brent Racer
  4740 Reed Road
  Columbus, Ohio 43220
Property Owner(s): Patricia Goodrich
  1891 Westwood Avenue
  Columbus, Ohio 43212
Case Planner: Jamie Freise, 645-6350
Planner Email: JFFreise@Columbus.gov
APPROVED

3. Application No.: 13310-00504
Location: 200 HUTCHINSON AVENUE (43223), located at the northwest corner of Hutchinson Avenue and Huntington Park Drive.
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
  3312.49, Minimum number of parking spaces.
  To reduce the minimum number of required automobile parking spaces from 1799 required to 1226 provided (a reduction of 573 spaces).
  3312.13, Driveway.
  To increase the width of a driveway from 35 feet to 39 feet.
Proposal: To remodel an existing movie theater.
Applicant(s): Deann R. Cook, Esq.
  52 East Gay Street
  Columbus, Ohio 43215
Property Owner(s): B&G Realty Inc., dba Marcus Theaters
Case Planner: Jamie Freise, 645-6350
Planner Email: JFFreise@Columbus.gov
APPROVED
4. Application No.: 13310-00505  
Location: 742 WORTHINGTON WOODS BLVD. (43223), located on the south side of Worthington Woods Blvd., approximately 120 feet west of Sancus Blvd.  
Area Comm./Civic: Far North Columbus Communities Coalition  
Existing Zoning: LC-4, Commercial District  
Request: Variance(s) to Section(s): 3312.27, Parking setback line.  
Proposal: To reduce the parking setback from 10 feet to 5 feet.  
Applicant(s): Deann R. Cook, Esq.  
52 East Gay Street  
Columbus, Ohio 43215  
Property Owner(s): Alexander Square, LLC  
470 Olde Worthington Road  
Westerville, Ohio 43082  
Case Planner: Jamie Freise, 645-6350  
Planner Email: JFFreise@Columbus.gov  
WITHDRAWN

5. Application No.: 13310-00506  
Location: 423-431 EAST LIVINGSTON AVENUE (43215), located at the southeast corner of Lathrop St. & E. Livingston Ave.  
Area Comm./Civic: South Side Area Commission  
Existing Zoning: C-4, Commercial District  
Request: Variance(s) to Section(s): 3312.49, Minimum numbers of parking spaces required.  
Proposal: To reduce the required number of additional parking spaces from 94 to 0. (31 spaces are provided.)  
Applicant(s): Jack Wendell, Project Coordinator; STG Development  
536 S. Wall St., Suite 300  
Columbus, Ohio 43215  
Property Owner(s): Livingston 431, L.L.C.  
536 S. Wall St., 1st Floor; Suite 200  
Columbus, Ohio 43215  
Case Planner: David Reiss, 645-7973  
Planner Email: DJReiss@Columbus.gov  
TABLED
6. Application No.: 13310-00508  
Location: 961 SOUTH HIGH STREET (43206), located on the west side of South High Street, approximately 60’ south of Frederick Street.  
Area Comm./Civic: Brewery District Commission  
Existing Zoning: C-4, Commercial District  
Request: Variance(s) to Section(s):  
3312.49, Minimum number of parking spaces.  
To reduce the minimum number of additional parking spaces from 13 to 0.  
Proposal: To legitimize an existing patio and enclosed porch.  
Applicant(s): Erik Gresak, c/o Laura McGregor Comeck, Esq.  
500 South Front Street  
Columbus, Ohio 43215  
Property Owner(s): Michael and Barbara Ferris  
533 South Third Street  
Columbus, Ohio 43215  
Case Planner: Jamie Freise, 645-6350  
Planner Email: JFFreise@Columbus.gov  
 
TABLED

7. Application No.: 13310-00509  
Location: 345 EAST 2ND AVENUE (43201), located on the south side of E. 2nd Ave., at the southwest corner of the railroad overpass.  
Area Comm./Civic: Italian Village Commission  
Existing Zoning: M, Manufacturing 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 241 to 0. (33 parking spaces are provided.)  
Proposal: To convert an existing factory building into a church.  
Applicant(s): John A. Rothschild, Jr., Receiver; c/o Brent D. Rosenthal  
366 E. Broad St.  
Columbus, Ohio 43215  
Property Owner(s): Anchor Government Properties III, Ltd.; c/o John A. Rothschild, Jr., Receiver  
150 E. Broad St., Suite 310  
Columbus, Ohio 43215  
Case Planner: David Reiss, 645-7973  
Planner Email: DJReiss@Columbus.gov  
APPROVED
8. Application No.: 13310-00510
   Location: 540 TETERIDGE ROAD (43214), located at the northwest corner of Olentangy River Road and Teteridge Road
   Area Comm./Civic: None
   Existing Zoning: RR, Residential District
   Request: Variance(s) to Section(s):
     3332.27, Rear yard.
     To reduce the required rear yard from 25% to 15%
   Proposal: To construct a covered patio.
   Applicant(s): Gary J. Alexander
                  1324 Dublin Road
                  Columbus, Ohio 43215
   Property Owner(s): Edward G. and Alice A. Bickerstaff
                      540 Teteridge Road
                      Columbus, Ohio 43214
   Case Planner: Jamie Freise, 645-6350
   Planner Email: JFFreise@Columbus.gov
   APPROVED

9. Application No.: 13310-00513
   Location: 5300 NORTH HAMILTON ROAD (43230), located at the northeast corner of Thompson & Hamilton Rds.
   Area Comm./Civic: Northland Community Council
   Existing Zoning: CPD, Commercial Planned Development 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 47 to 0. (206 parking spaces are provided.)
   Proposal: To convert 6,000 sq. ft. of retail floor space into a restaurant use.
   Applicant(s): Bill Mohler
                  7897 Valley View Rd.
                  Hudson, Ohio 44236
   Property Owner(s): The Hoogland 2006 Grantor Trust
                      1022 East Adams St.
                      Springfield, Illinois 627703
   Case Planner: David Reiss, 645-7973
   Planner Email: DJReiss@Columbus.gov
   APPROVED
10. Application No.: 13310-00527
Location: 1650 GEMINI PLACE (43240), located at the northeast corner of Lyra Dr. & Gemini Pl.
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: LC-4, Limited Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To increase the maximum number of allowable parking spaces from 457 to 582 spaces; an increase of 125 spaces. (452 spaces are currently provided; 130 additional spaces are proposed.) Also, to reduce the required number of bicycle parking spaces from 20 to 8.
Proposal: To add 130 parking spaces to an existing parking area containing 452 parking spaces.
Applicant(s): Cabela’s Wholesale, Inc.; c/o Kevin Gaskey, P.E.  
12750 Merit Dr., Suite 1000  
Dallas, Texas 75251
Property Owner(s): N.P. Limited Partnership  
8800 Lyra Dr., Suite 550  
Columbus, Ohio 43240
Case Planner: David Reiss, 645-7973
Planner Email: DJReiss@Columbus.gov
APPROVED

11. Application No.: 13310-00530
Location: 1164 MATTHIAS DRIVE (43224), located at the northeast corner of Matthias Dr. & Maize Rd.
Area Comm./Civic: Northland Community Council
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3321.05, Vision clearance.
To construct a privacy fence that exceeds 2-1/2 ft. in height at approximately 4 inches from the property line in a required yard. Also, to obstruct the clear vision triangle with a fence at the adjoining neighbor's property line.
Proposal: To construct a 6 ft., 100% opaque privacy fence in a required yard.
Applicant(s): Michael Tiano  
1164 Matthias Dr.  
Columbus, Ohio 43224
Property Owner(s): Same as owner.
Case Planner: David Reiss, 645-7973
Planner Email: DJReiss@Columbus.gov
TABLED
12. Application No.: 13310-00531
Location: 525 SOUTH LAZELLE STREET (43206), located on the west side of South Lazelle Street, approximately 60' north of Hoster Street
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.28, Side or rear yard obstruction.
To construct a balcony that protrudes into the side yard.
Proposal: To construct a balcony.
Applicant(s): James D. Plunkett
525 South Lazelle Street
Columbus, Ohio 43206
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
Planner Email: JFFreise@Columbus.gov
APPROVED

13. Application No.: 13310-00542
Location: 724 MACON ALLEY (43206), located on the east side of Macon Alley, approximately 40 feet north of Frankfort Street
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5' to 1.5".
3332.27, Rear yard.
To reduce the required rear yard from 25% to 23.6%
Proposal: To construct a new garage.
Applicant(s): James D. Plunkett
525 South Lazelle Street
Columbus, Ohio 43206
Property Owner(s): Jennifer L. Arthur
724 Macon Alley
Columbus, Ohio 43206
Case Planner: Jamie Freise, 645-6350
Planner Email: JFFreise@Columbus.gov
APPROVED
HOLDOVER CASES

14. 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 District
Request:
Variance:
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.
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
APPROVED
15. 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 District
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
POSTPONED

16. Application No.: 13310-00068
Location: 395-397 CRESTVIEW AVENUE (A.K.A. 2855 INDIANOLA AVENUE) (43202), located at the southwest corner of Crestview Ave. & Indianola Ave.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance to Section: 3307.09 Variances by board.
In granting a variance, the board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
Proposal: To remove or modify the parking condition (distance requirement for off-site parking) placed upon an existing tavern for outdoor patio seating and a masonry pizza oven.
Applicant(s): Ali Al Shahal; c/o 3D/Group, Inc.
266 N. 4th St., Suite 1200
Columbus, Ohio 43215
Property Owner(s): Ali Al Shahal; 395 E. L.L.C.
460 Rutherford Rd.
Powell, Ohio 43065
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
TABLED