

# RESULTS AGENDA

**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](mailto: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 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

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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

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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.  
To reduce the parking setback from 10 feet to 5 feet.  
**Proposal:** To construct additional parking on site.  
**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.  
To reduce the required number of additional parking spaces from 94 to 0. (31 spaces are provided.)  
**Proposal:** To convert an 8,000 sq. ft. retail commercial building into three restaurant uses.  
**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

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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

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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

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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

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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

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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

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**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

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**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:**             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.  
          **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

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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](mailto:JFFreise@Columbus.gov)

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