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.
   Proposal: 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.
   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

APPROVED
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  
WITHDRAWN

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

APPROVED
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.
3389.07, Impound lot, junk yard or salvage yard.
3365.17, Location requirements.
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

DISAPPROVED