

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
OCTOBER 22, 2013**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, OCTOBER 22, 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:** A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Department of Building & 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 call 614-645-6373 or TDD 614-645-3293.

- Application No.:** 13310-00548  
**Location:** 616 MOHAWK STREET (43206), located on the east side of Mohawk Street, approximately 65 feet south of Willow Street.  
**Area Comm./Civic:** German Village Area Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(H), Private garage.  
To allow habitable space above a detached garage.  
3332.28, Side or rear yard obstruction.  
To allow an a/c unit in the side yard.  
**Proposal:** To construct a detached garage with a home office above.  
**Applicant(s):** William Hugus Architects, LTD.  
750 Mohawk Street  
Columbus, Ohio 43206  
**Property Owner(s):** James & Dawn Lowery  
616 Mohawk Street  
Columbus, Ohio 43206  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

2. **Application No.:** 13310-00562  
**Location:** 2257 ASHLEY DRIVE (43224), located at the southwest corner of Olen Ave. & Ashley Dr.  
**Area Comm./Civic:** Northland Community Council  
**Existing Zoning:** SR, Suburban Residential District  
**Request:** Variance(s) to Section(s):  
3332.20, Building lines; definitions.  
To reduce the required building line from 25 ft. to 19 ft., 6 in.  
**Proposal:** To allow a room addition (enclosed sun room) to remain 5 ft. 6 in. into the required building setback.  
**Applicant(s):** Cheryl L. Moland  
2257 Ashley Dr.  
Columbus, Ohio 43224  
**Property Owner(s):** Same as applicant.  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
3. **Application No.:** 13310-00576 (POSTPONED)  
**Location:** 2701 INDIANOLA AVENUE (43202), located at the northwest corner of Cliffside Dr. & Indianola Ave.  
**Area Comm./Civic:** University 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 minimum number of additional parking spaces from 29 to 0. (9 parking spaces to be provided)  
3312.21, Landscaping and screening.  
To not provide the required landscaping and screening for the parking lot.  
3312.27, Parking setback line.  
To reduce the required parking setback lines from 10 ft. to 0 ft. along Cliffside Dr. and to 4 ft. along Indianola Ave.  
3321.05, Vision clearance.  
To obstruct vision clearance at the driveway entrance with plantings. Also to obstruct the intersection of an alley and a street with plantings and a portion of one parking space.  
**Proposal:** To convert an office building into a restaurant.  
**Applicant(s):** Tim Lai  
400 W. Rich St.  
Columbus, Ohio 43215  
**Property Owner(s):** Cliffside Realty, L.L.C.  
2057 Decker Ct.  
Columbus, Ohio 43235  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

4. **Application No.:** 13310-00577  
**Location:** 796 SOUTH FIFTH STREET (43206), located on the east side of South Fifth Street, approximately 130 feet north of Kossuth Street.  
**Area Comm./Civic:** German Village Area Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(H), Private garage.  
To allow habitable space above a detached garage.  
3332.28, Side or rear yard obstruction.  
To allow an a/c unit in the side yard.  
**Proposal:** To construct a detached garage with a home office above.  
**Applicant(s):** William Hugus Architects, LTD.  
750 Mohawk Street  
Columbus, Ohio 43206  
**Property Owner(s):** Martha Brewer & Scott Motley  
796 South Fifth Street  
Columbus, Ohio 43206  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

**POSTPONED**

5. **Application No.:** 13310-00580  
**Location:** 85 & 99 MARILLA ROAD (43207), located on the south side of Marilla Rd., approximately 592 ft. east of S. High St.  
**Area Comm./Civic:** Far South Area Commission  
**Existing Zoning:** RRR, Restricted Rural Residential District  
**Request:** Variance(s) to Section(s):  
3332.05, Area district lot width requirements.  
To reduce the minimum lot width from 100 ft. to approximately 98.9 ft. at 85 Marilla and to approximately 70 ft. at 99 Marilla.  
3332.25, Maximum side yards required.  
To reduce the maximum side yard area required from 19.78 ft. to 18.5 ft. at 85 Marilla.  
3332.26, Minimum side yard permitted.  
To reduce the minimum side yard from 7.5 ft. to 7.2 ft. along the east property line at 85 Marilla and to 7.2 ft. along the west property line at 99 Marilla.  
3332.08, RRR area district requirements.  
To reduce the minimum lot area from 20,000 sq. ft. to approximately 17,150 sq. ft. at 85 Marilla and to approximately 13,090 sq. ft. at 99 Marilla.  
**Proposal:** To create a lot split.  
**Applicant(s):** Brian S. Artz  
560 E. Town St.  
Columbus, Ohio 43215  
**Property Owner(s):** Marilla Road, L.L.C.  
1924 Maiden Ln.  
Springfield, Ohio 45504  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

6. **Application No.:** 13310-00585  
**Location:** 159 FALLIS ROAD (43214), located on the south side of Fallis Road, approximately 380 feet east of Foster Street.  
**Area Comm./Civic:** Clintonville Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38(G), Private garage.  
To increase the allowable height of a garage from 15 feet to 18 feet and to increase the allowable area from 720 sq.ft. to 792 sq.ft.  
**Proposal:** To construct a new detached garage.  
**Applicant(s):** Shawn McNeil, Just Garages  
370 Charleston Avenue  
Columbus, Ohio 43214  
**Property Owner(s):** Linda Jones  
159 Fallis Road  
Columbus, Ohio  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
7. **Application No.:** 13310-00596  
**Location:** 851 WEST THIRD AVENUE (43212), located at the southeast corner of Edgehill Road and Third Avenue  
**Area Comm./Civic:** 5th by Northwest Area Commission  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3363.27, Height and area regulations.  
To reduce the minimum setback along Edgehill from 25 feet to 8 feet.  
3312.25, Manuevering.  
To allow maneuvering over a parcel line or municipal line.  
3312.29, Parking Space.  
To reduce the parking space size from 9'x18' wide to 2'x18' wide (6 total).  
3312.49, Minimum numbers of parking spaces required.  
To reduce the minimum required parking count from 145 spaces to 50 spaces (211 total spaces provided).  
**Proposal:** To construct a new mixed use building.  
**Applicant(s):** Josh Cummings, EMH&T  
5500 New Albany Road  
Columbus, Ohio 43054  
**Property Owner(s):** NRI Equity Land Investments, LLC  
375 North Front Street  
Columbus, Ohio 43215  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

## HOLDOVER CASES

8.     **Application No.:**     **13310-00508**  
       **Location:**         **961 SOUTH HIGH STREET (43206)**, located on the west side of South High Street, approximately 60 ft. 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  
       **E-mail:**             JFFReise@Columbus.gov
9.     **Application No.:**     **13310-00394 (POSTPONED)**  
       **Location:**         **3532 WICKLOW ROAD (43204)**, located at the northwest corner of Josephine Ave. and Wicklow Rd.  
  
       **Area Comm./Civic:**    Hilltop Area Commission  
       **Existing Zoning:**    C-4, Commercial District  
       **Request:**            Variance(s) to Section(s):  
                                  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 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(s):**        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

10. **Application No.:** 13310-00506 (POSTPONED)  
**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:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov
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:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

12. **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