

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
NOVEMBER 19, 2013**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, NOVEMBER 19, 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.:** **13310-00597**
 Location: **2771 VANDERBERG AVE. (43204)**, located at the southeast corner of Vanderberg Avenue and Regina Avenue.
 Area Comm./Civic: Greater Hilltop Area Commission
 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3321.05, Vision clearance
 To allow a fence in the clear vision area.
 Proposal: To allow a fence in the clear vision area.
 Applicant(s): Lonnie Turner
 2771 Vanderberg Ave.
 Columbus, Ohio 43204
 Property Owner(s): Applicant
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

2. **Application No.:** 13310-00606
Location: 3059 FAIRWOOD AVE. (43207), located on the west side of Fairwood Avenue, approximately 650 south of Watkins Road.
Area Comm./Civic: Far South Columbus Area Commission
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted
To reduce the minimum side yard from 5' to 4'7".
3332.21, Building lines
To reduce the building line from 25' to 17'.
Proposal: To raze and rebuild existing non-conforming structures.
Applicant(s): Columbia Gas Transmission Corp., LLC. And Columbia Gas of Ohio, Inc.
c/o Melissa Thompson
200 Civic Center Drive
Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
3. **Application No.:** 13310-00617
Location: 1033 HARWOOD DRIVE (43228), located on the west side of Harwood Drive, approximately 40 feet north of Ardath Road
Area Comm./Civic: Greater Hilltop Area Commission
Existing Zoning: S-R, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the lot area devoted to garage space from 720 sq.ft. to 960 sq.ft.
Proposal: To construct a 720 sq.ft. garage in addition to a 240 sq.ft. existing carport.
Applicant(s): William and Anette Sharron
1033 Harwood Drive
Columbus, Ohio 43228
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4. **Application No.:** 13310-00622
Location: 245 JACKSON STREET (43206), located on the south side of Jackson St., 171 ft. east of S. 5th St.
Area Comm./Civic: German Village
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s): 3332.35, Accessory building.
To allow an accessory building that is not ordinarily appurtenant to a specifically permitted principal use of a single-family dwelling.
Proposal: To construct a second-story bedroom and bathroom above an existing detached garage.
Applicant(s): Juliet Bullock Architects
1182 Wyandotte Rd.
Columbus, Ohio 43212
Property Owner(s): Julianna Bull
245 Jackson St.
Columbus, Ohio 43206
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
5. **Application No.:** 13310-00640
Location: 1173 EAST HUDSON STREET (43211), located at the southeast corner of Hamilton Ave. & E. Hudson St.
Area Comm./Civic: South Linden 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 44 to 0. (19 spaces are provided.)
Proposal: To convert a funeral home into a mosque.
Applicant(s): Andrew M. Vogel, AIA
6745 Merwin Pl.
Columbus, Ohio 43235
Property Owner(s): Ummat Rassul Mosque
1173 E. Hudson St.
Columbus, Ohio 43211
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

6. **Application No.:** 13310-00645
Location: 1048 MORSE ROAD (43229), located on the north side of Morse Road, approximately 200 feet west of Kingshill Drive.
Area Comm./Civic: Northland Community Council
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 automobile parking spaces from 43 to 0 (94 required, 51 provided) and to reduce the minimum number of bicycle parking spaces from 6 to 0.
Proposal: A change of use from restaurant to church.
Applicant(s): The Apostolic Church International, USA, Columbus, Ohio Assembly, Inc.
3375 Refugee Road
Columbus, Ohio 43232
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
7. **Application No.:** 13310-00654
Location: 1515 OLENTANGY RIVER ROAD (43212), located at the northwest corner of King Ave. & Olentangy River Rd.
Area Comm./Civic: 5th by Northwest Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.704, Setback requirements.
To reduce the minimum setback from 25 ft. +/- 2 ft. to approximately 8 ft.
Proposal: To construct an auto repair garage at a reduced building setback.
Applicant(s): Michael J. Maistros, AIA
4740 Reed Rd.
Upper Arlington, Ohio 43220
Property Owner(s): Ty Safaryan; c/o Fine Line Auto Body
640 Alum Creek Dr.
Columbus, Ohio 43205
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

8. **Application No.:** 13310-00657
Location: 440 SOUTH HARDING ROAD (43211), located on the east side of S. Harding Rd., 65 ft. north of Fair Ave.
Area Comm./Civic: Eastmoor Civic Association
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable height of a detached garage from 15 ft. to 20 ft., 5 in.
Proposal: To construct a 715 sq. ft., detached garage.
Applicant(s): Pete Foster Residential Design, L.L.C.
2414 E. Main St.
Columbus, Ohio 43209
Property Owner(s): Mr. & Mrs. Brent Heuser
440 S. Harding Rd.
Columbus, Ohio 43209
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
9. **Application No.:** 13310-00658
Location: 1072 EAST MAIN STREET (43205), located at the northeast corner of S. Ohio Ave. & E. Main St.
Area Comm./Civic: Near East Area Commission
Existing Zoning: L-C-4, Limited Commercial District
Request: Variances(s) to Section(s):
3372.604, Setback requirements.
To increase the permitted maximum building setback on S. Ohio Ave. from 10 ft. to 66 ft. Also, to allow 50% of the parking to be located on the east side of the principal building instead of all behind the building since vehicular access is possible from behind the building.
3372.605, Building design standards.
To reduce the width of the principal building along the primary frontage from 60% of the lot width to 40% of the lot width. Also, to not provide window glass on the secondary building frontage (Ohio Ave.) located in the first 10 ft. of the building that is between 2 ft. and 10 ft. above the lot grade. Also, to allow the Main St. elevation to not provide all clear window glass, to allow some window glass to be tinted.
Proposal: To construct a retail store.
Applicant(s): Core Resources, Inc.; c/o Donald Plank, Plank Law Firm
145 E. Rich St., 3rd Floor
Columbus, Ohio 43215
Property Owner(s): Carol Y. Maker-McElroy and Tonie B. Everhard; c/o Plank Law Firm
145 E. Rich St., 3rd Floor
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

10. **Application No.:** 13310-00672
Location: 4078 McNERY DRIVE (43219), located on the north side of McNery Drive, approximately 200 feet east of Regaldo Drive.
Area Comm./Civic: North East Area Commission
Existing Zoning: PUD-8, Planned Unit Development District
Request: Variance(s) to Section(s):
3311.09, Approved planned unit development districts.
To vary a registered Planned Unit Development.
Proposal: To allow a deck to encroach into a rear setback.
Applicant(s): Nature View Exteriors, LLC
12964 Cleveland Road
Pataskala, Ohio 43062
Property Owner(s): Martin Hostinsky
4078 McNery Drive
Columbus, Ohio 43219
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
11. **Application No.:** 13310-00710
Location: 1254 DENNISON AVE. (43201), located on the east side of Dennison Avenue, approximately 100 feet north of West 5th Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Limited Commercial District
Request: Variance(s) to Section(s):
3312.25, Maneuvering
To allow the maneuvering area for a parking space to occur between the street right-of-way line and the parking setback line.
3312.27, Parking setback line
To reduce the parking setback line from 25' to 0'.
3321.05, Vision clearance
To provide no vision clearance on a residential lot.
Proposal: To allow a car to be parked in the side yard.
Applicant(s): Andy Smith
1254 Dennison Ave.
Columbus, Ohio 43201
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

HOLDOVER CASES:

- 12. 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
- 13. Application No.:** 13310-00394
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

14. **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 6 ft. from the property line in a required yard.
Proposal: To construct a 6 ft. tall, 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