AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 17, 2013

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on TUESDAY, DECEMBER 17, 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.

<table>
<thead>
<tr>
<th></th>
<th>Application No.: 13310-00687</th>
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<tbody>
<tr>
<td>Location:</td>
<td>21 SMITH PLACE (43201), located on the south side of Smith Place, approximately 108 feet west of North High Street.</td>
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<td>Area Comm./Civic:</td>
<td>University Area Commission</td>
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<td>Existing Zoning:</td>
<td>C-4, Commercial District</td>
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<td>Request:</td>
<td>Variance(s) to Section(s): 3312.49, Minimum numbers of parking spaces required. To reduce the minimum number of additional automobile parking spaces from 6 to 0 and bicycle from 2 to 0.</td>
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<td>Proposal:</td>
<td>To replace an on-site parking area with an outdoor patio.</td>
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<tr>
<td>Applicant(s):</td>
<td>Ayham Alammar 4841 Elmont Place Groveport, Ohio 43125</td>
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<td>Property Owner(s):</td>
<td>Kathleen Barclay 1372 Cambridge Court Atlanta, Georgia 30319</td>
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<tr>
<td>Case Planner:</td>
<td>Jamie Freise, 645-6350</td>
</tr>
<tr>
<td>E-mail:</td>
<td><a href="mailto:JFFreise@Columbus.gov">JFFreise@Columbus.gov</a></td>
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2. Application No.: 13310-00713
Location: 267 RICHARDS ROAD (43214), located on the south side of Richards Road, at the terminus of Sharon Ave.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
   To reduce the minimum side yard from 3 ft. to 1 ft. 4-3/4 in.
3332.38, Private garage.
   To increase the allowable height of a detached garage from 15 ft. to 20 ft.
3312.13, Driveway.
   To reduce the minimum width of an existing driveway from 10 ft. to 7 ft.
Proposal: To construct a 500 sq. ft., 20 ft. tall, detached garage.
Applicant(s): Gregory J. Rick
267 Richards Rd.
Columbus, Ohio 43214
Property Owner(s): Same as applicant.
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

3. Application No.: 13310-00722
Location: 161 EAST NORTH BROADWAY STREET (43214), located on the south side of E. N. Broadway St., approximately 867 ft. west of Calumet St.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, 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 18 ft. 9 in.
Proposal: To construct a 572 sq. ft., 18 ft. 9 in. tall, detached garage.
Applicant(s): John A. Eberts, Architect
165 Erie Rd., Suite B
Columbus, Ohio 43214
Property Owner(s): Steve & Felecia Krakowka
161 E. N. Broadway St.
Columbus, Ohio 43214
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
4. Application No.: 13310-00735
Location: 3400 LINDSTROM DRIVE (43228), located at the northwest corner of Lindstrom Drive and Beaman Drive
Area Comm./Civic: None
Existing Zoning: L-R-2, Limited Residential District
Request: Variance(s) to Section(s):
3321.05(A,2), Vision clearance.
To allow a fence exceeding two and one-half feet in height above the finished lot grade to exceed 25 percent opacity when located in a required yard.
Proposal: To allow a fence exceeding two and one-half feet in height above the finished lot grade to exceed 25 percent opacity when located in a required (front) yard.
Applicant(s): Brooke A. Hess
3400 Lindstrom Drive
Columbus, Ohio  43228
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

5. Application No.: 13310-00736
Location: 213 WILBER AVENUE (43201), located on the south side of Wilber Avenue, approximately 240 feet west of Dennison Avenue.
Area Comm./Civic: Victorian Village Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.38 (F,G), Private garage.
To increase the allowable lot area devoted to a garage from 720 sq.ft. to 816 sq.ft. and to allow habitable space in the second story of a detached garage.
Proposal: To construct a detached 816 sq.ft. garage with habitable space above.
Applicant(s): Michael Mahaney
1499 Perry Street
Columbus, Ohio  43201
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
6. Application No.: 13310-00744  
Location: 222-226 WEST 2nd AVENUE (43201), located at the northwest corner of West 2nd Avenue and Riga Alley  
Area Comm./Civic: Victorian Village Commission  
Existing Zoning: ARLD, Apartment Residential District  
Request: Variance(s) to Section(s): 3332.15, R-4 area district requirements.  
Proposal: To reduce the required lot area from 6,000 sq.ft. to 4,057 sq.ft.  
Applicant(s): Michael Mahaney  
1499 Perry Street  
Columbus, Ohio 43201  
Property Owner(s): Joshua Wood  
PO Box 16  
Glenford, Ohio 43739  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov

7. Application No.: 13310-00745  
Location: 6200 CLEVELAND AVENUE (43231), located at the southeast corner of Cleveland Avenue and Newtown 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.  
Proposal: To reduce the minimum number of additional automobile parking spaces from 666 to 325 and bicycle from 20 to 0.  
Applicant(s): The Church of Pentecost USA Inc., c/o Michael J. O'Reilly  
30 Hill Road South  
Pickerington, Ohio 43142  
Property Owner(s): Branch Banking & Trust  
2000 Interstate Drive Ste 400  
Montgomery, Alabama 36109  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov
8. Application No.: 13310-00748
Location: 888 HEYL AVENUE (43206), located at the southeast corner of E. Columbus St. & Heyl Ave.
Area Comm./Civic: South Side Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
   To reduce the required rear yard from 25% of the total lot area to 8% of the total yard area.
Proposal: To construct an attached garage to an existing 2 story, single-family dwelling.
Applicant(s): H. Joel Teaford
   946 Parsons Ave.
   Columbus, Ohio 43206
Property Owner(s): HNHF Realty Collaborative
   946 Parsons Ave.
   Columbus, Ohio 43206
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

9. Application No.: 13310-00682
Location: 4685 HEALY DRIVE (43227), located on the west side of Healy Drive, approximately 100 feet north of Belfast Drive.
Area Comm./Civic: None
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
   To reduce the required rear yard from 25% to 18%.
Proposal: To construct a 170 sq.ft. room addition.
Applicant(s): Workaferahu Mekonnen & Tadesse Dilbo
   4685 Healy Drive
   Columbus, Ohio 43227
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
10. 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, 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 10' 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

11. 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
12. Application No.: 13310-00802
Location: 36 GLENCOE ROAD (43214), located on the north side of Glencoe Rd.,
approximately 300 ft. east of North High St.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.21 Building lines.
To reduce the building line from 25 feet to 16 feet.
Proposal: To enclose an existing front porch.
Applicant(s): Scot Dewhirst
560 E. Town Street
Columbus, Ohio 43215
Property Owner(s): Jennifer Heller
36 Glencoe Road
Columbus, Ohio 43214
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

13. 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