

**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.

- Application No.:** 13310-00687  
**Location:** 21 SMITH PLACE (43201), located on the south side of Smith Place, approximately 108 feet west of North High Street.  
**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 automobile parking spaces from 6 to 0 and bicycle from 2 to 0.  
**Proposal:** To replace an on-site parking area with an outdoor patio.  
**Applicant(s):** Ayham Alammar  
4841 Elmont Place  
Groveport, Ohio 43125  
**Property Owner(s):** Kathleen Barclay  
1372 Cambridge Court  
Atlanta, Georgia 30319  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

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](mailto: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](mailto: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](mailto: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](mailto: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.  
To reduce the required lot area from 6,000 sq.ft. to 4,057 sq.ft.  
**Proposal:** To split a lot to allow a proposed access drive.  
**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](mailto: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.  
To reduce the minimum number of additional automobile parking spaces from 666 to 325 and bicycle from 20 to 0.  
**Proposal:** A change of use from medical office to church.  
**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](mailto: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](mailto: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](mailto:JFFreise@Columbus.gov)

## HOLDOVER CASES:

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](mailto: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](mailto: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](mailto: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](mailto:JFFreise@Columbus.gov)