

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 25, 2014**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, FEBRUARY 25, 2014 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.:** **13310-00863**
 Location: **122 PARSONS AVE. (43207)**, located at the southeast corner of Parsons Avenue and Gustavus Lane.
 Area Comm./Civic: Near East Area Commission
 Existing Zoning: ARLD, Apartment Residential-Low Density District
 Request: Variance(s) to Section(s):
 3309.14, Height
 To increase the allowable height of a building from 35 feet to 55 feet.
 3312.21, Landscaping
 To provide no parking lot shade trees.
 3312.25, Maneuvering
 To allow maneuvering in a public right of way.
 3321.05(B)(1), Vision clearance at intersections of streets and alleys.
 To allow an obstruction in the "clear vision triangle".
 3333.11, ARLD area district requirements
 To reduce the required lot area per dwelling unit from 2500 sq.ft. to per unit to 1200 sq.ft. per unit.
 3333.15(C.), Basis of computing area
 To increase lot coverage from 50% to 56%.
 3333.16, Fronting
 To permit buildings to not front on a public street.
 3333.255, Perimeter yard
 To reduce the perimeter yard width from 18 feet to 0 (zero) feet.
 Proposal: To construct 3 multi-unit buildings.
 Applicant(s): Woods Development Group, c/o Michael Woods
 4200 Regent Street, Suite 200
 Columbus, Ohio 43219
 Property Owner(s): Richard Frost, Jr.
 6500 Huntley Road
 Columbus, Ohio 43229
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

2. **Application No.:** 13310-00880
Location: 7929 FLINT ROAD (43235), located on the west side of Flint Rd., approximately 880 ft. north of N. High St.
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: RR, Rural Residential District
Request: Variance(s) to Section(s):
3332.19, Fronting.
To create a new parcel without accessible street frontage.
Proposal: To allow a lot split creating a lot without frontage access.
Applicant(s): Kenneth Patrick
6338 Mar-Min Ct.
Worthington, Ohio 43085
Property Owner(s): Mike Morgan
5423 Roche Ct., W.
Columbus, Ohio 43229
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
3. **Application No.:** 13310-00882
Location: 280 REEB AVENUE (43207), located at the northeast corner of S. 8th St. and Reeb Ave.
Area Comm./Civic: Far South Area Commission
Existing Zoning: R-3, Residential 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 78 to 0. (73 spaces are provided.)
3312.27, Parking setback line.
To reduce the required setback for parking from 25 ft. to 2-1/2 ft. along Innis Ave.; from 25 ft. to 5 ft. along Washington Ave. from 12.5 ft. to 0 ft. along S. 8th St. and; from 10 ft. to 0 ft. along the unnamed alley.
Proposal: To convert an elementary school into a neighborhood community center.
Applicant(s): Brent Wilcox; c/o Moody-Nolan, Inc.
300 Spruce St., Suite 300
Columbus, Ohio 43215
Property Owner(s): City of Columbus; c/o Barry N. Bryant, City Attorney's Office
90 W. Broad St.
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

4. **Application No.:** 13310-00897
Location: 770 MICHIGAN AVENUE (43215), located in the area bounded by Thurber Dr., W. on the east, Buttles Ave. on the north and Michigan Ave. on the west.
- Area Comm./Civic:** Harrison West Society
Existing Zoning: M-Manufacturing District
Request: Variance(s) to Section(s):
3363.24, Building lines in an M-manufacturing district.
To reduce the required building setback lines from 25 ft. to 3 ft.
3312.53, Minimum number of loading spaces required.
To reduce the required number of loading spaces from 1 to 0.
3312.21, Landscaping and screening.
To reduce the required landscaped area for screening from 4 ft. to 0 ft. along the northern right-of-way line on the parking lot located on the west side of Michigan Ave.
3312.27, Parking setback line.
To reduce the required parking setback from 10 ft. to 4 ft.
- Proposal:** To construct an extended stay hotel.
Applicant(s): Sydney-Barker Investments; c/o Jackson B. Reynolds
37 W. Broad St., Suite 725
Columbus, Ohio 43215
- Property Owner(s):** United States Trotting Association
750 Michigan Ave.
Columbus, Ohio 43215
- Case Planner:** Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
5. **Application No.:** 13311-00896
Location: 1155 BONHAM AVENUE (43211), located on the south side of Bonham Ave., at the terminus of Dolle Ave.
- Area Comm./Civic:** South Linden Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variances(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To establish a bulk sales; new and recycled materials, commercial landscape supply business.
3363.24, Building lines in an M-manufacturing district.
To reduce the required building lines from 25 ft. to 12 ft. for an 8 ft. tall screening fence only.
3363.41, Storage.
To reduce the required setback for salvage storage from a residential zoning district from 600 ft. to 50 ft. and from 30 ft. to 0 ft. from a street right-of-way line and from 20 ft. to 0 ft. to an adjoining lot line. Also, to be exempt from the requirement to install an opaque fence at the sides and rear of the property for screening.
3363.27, Height and area regulations.
To reduce the required building line from 25 ft. to 12 ft. for a screening fence.
3312.43, Required surface for parking.
To allow a gravel surface instead of an approved hard surface for interior driveways and aisles in the storage area, only.

3392.10, Performance requirements.
To allow access corridors used exclusively for storage to remain unimproved and to allow piled material to exceed 10 ft., to be up to 60 ft. in height.

Proposal: To allow a salvage recycling facility to continue operations.
Applicant(s): Liza M. Wilson d.b.a.: Enviro Recycling Group, L.L.C.
P.O. Box 30604
Gahanna, Ohio 43230
Property Owner(s): Phil/Ro Land Company, L.L.C.
999 Bonham Ave.
Columbus, Ohio 43211
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

HOLDOVER CASES

6. **Application No.:** 13310-00844
Location: 3905 SULLIVANT AVENUE (43229), located at the southwest corner of Holly Hill Dr. & Sullivant Ave.
Area Comm./Civic: Hilltop Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3372.704, Setback requirements.
To reduce the required building setback from 25 +/- 2 ft. from the right-of-way to approximately 9 ft. (a difference of approximately 16 ft.).
3372.705, Building design standards.
To reduce the requirement that a principal building must be at least 60% of the width of the lot, while the applicant proposes an expansion to an existing 51 ft., 4 in. wide building by 39 ft., to be 90 ft. 4 in. wide or 32.7% of the width of the lot.
3372.709, Parking and circulation.
To allow parking and circulation between the principal building and street right-of-way line.
Proposal: To construct a building addition to a principal building on a combined-parcel lot.
Applicant(s): Matthew Althouse; c/o R.E.D. Architecture + Planning
855 Grandview Ave., Suite 295
Columbus, Ohio 43215
Property Owner(s): Sedra Properties
3981 Sullivant Ave.
Columbus, Ohio 43229
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

7. **Application No.:** 13310-00847
Location: 1243 TREVOR COURT (43204), located on the north side of Trevor Ct., approximately 450 ft. north of Trevor Dr. (Vicinity of Clime & Demorest Rds.)
Area Comm./Civic: Hilltop Area Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the maximum side yards from 20% of the lot width (12.7 ft.) to 16.1% of the lot width (10.2 ft.). (A 3.9% or 2.5 ft. reduction).
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 5 ft. to 3.9 ft. (1.1 ft.) along the southwest side of the dwelling. (Existing side yard = 12.9 ft.)
Proposal: To create a parking space in the required side yard, southwest of the attached garage.
Applicant(s): Jeffrey D. Stewart
1243 Trevor Ct.
Columbus, Ohio 43204
Property Owner(s): Jeff & Brenda Stewart
1243 Trevor Ct.
Columbus, Ohio 43204
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
8. **Application No.:** 13311-00865
Location: 301 OBETZ ROAD (43207), located on the south side of Obetz Rd., approximately 210 ft. east of the terminus of Beth Ann Ct.
Area Comm./Civic: Far South Area Commission
Existing Zoning: I, Institutional District
Request: Special Permit & Variances(s) to Section(s):
3389.11, Halfway house or "community residential treatment center."
To permit the establishment of a halfway house; to increase the allowable capacity of a halfway house from 30 to 120 residents for economic feasibility reasons and; to reduce the separation requirement between a nursing home and a halfway house from 1,000 ft. to approximately 575 ft. from building to building.
Proposal: To establish a halfway house.
Applicant(s): Alvis, Inc.; c/o Martha J. Sweterlitsch
41 S. High St.
Columbus, Ohio 43215
Property Owner(s): Hanna Neil Mission, Inc./Starr Commonwealth
13725 Twenty-six Mile Rd.
Albion, Michigan 49224
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov