AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JANUARY 28, 2014

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on TUESDAY, JANUARY 28, 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.: 13310-00787
   Location: 860 BUTLER AVE. (43223), located at the northeast corner of Butler Avenue and Whitehead Road.
   Area Comm./Civic: Greater Hilltop Area Commission
   Existing Zoning: R, Rural District
   Request: Variance(s) to Section(s):
   3332.38, Private garage.
   To increase the allowable area devoted to garage space from 720 sq.ft. to 1587 sq.ft.
   Proposal: To cover existing parking on a residential lot.
   Applicant(s): Richard Queen
   7788 Alkire Road
   Galloway, OH 43119
   Property Owner(s): Applicant
   Case Planner: Jamie Freise, 645-6350
   E-mail: JFFreise@Columbus.gov
2. **Application No.:** 13310-00815  
**Location:** 43 NORTH YALE AVENUE (43222), located on the west side of Yale Ave., approximately 300 ft. north of W. Broad St.  
**Area Comm./Civic:** Franklinton Area Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s): 3332.38, Private garage.  
To increase the allowable area for detached garage space from 720 sq. ft. to 1,296 sq. ft.  
**Proposal:** To construct a 720 sq. ft. pole barn to be used as a garage.  
**Applicant(s):** Dennis Phipps  
43 N. Yale Ave.  
Columbus, Ohio 43222  
**Property Owner(s):** Same as applicant.  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

3. **Application No.:** 13310-00837  
**Location:** 186 E. SYCAMORE STREET (43206), located at the northeast corner of Macon Alley and Sycamore Street  
**Area Comm./Civic:** German Village Commission  
**Existing Zoning:** R-2F, Residential District  
**Request:** Variance(s) to Section(s): 3332.27, Rear yard.  
To reduce the minimum rear yard from 25% to 16.5%  
3332.28, Side or rear yard obstruction.  
To allow an a/c unit in the required side yard.  
3332.14, R-2F area district requirements.  
To decrease the minimum lot area from 6,000 sq.ft to 4,255.38 sq.ft.  
**Proposal:** To split off 588.52 sq. ft. to construct a detached garage.  
**Applicant(s):** William Hugus  
750 Mohawk Street  
Columbus, OH 43206  
**Property Owner(s):** Mary L. Raber  
186 E. Sycamore Street  
Columbus, OH 43206  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
4. Application No.: 13310-00838
Location: 649 S. 5th STREET (43206), located on the west side of South 5th Street, approximately 40 feet north of Sycamore Street.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard for a garage from 3 feet to 0 feet on the south side and to 1 foot on the north side.
Proposal: To construct a detached garage.
Applicant(s): William Hugus
750 Mohawk Street
Columbus, OH 43206
Property Owner(s): Marie Logothetis & Daniel S. Kline
649 S. 5th Street
Columbus, OH 43206
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

5. Application No.: 13310-00840
Location: 869 E. 11th AVE. (43211), located on the south side of East 11th Avenue, approximately 360 feet west of Cleveland Avenue.
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 minimum number of parking spaces from 117 to 39.
Proposal: A change of use from warehouse to a church.
Applicant(s): Meadowbrook Christian Fellowship, c/o Jeffrey L. Brown
37 West Broad Street
Columbus, OH 43215
Property Owner(s): Ajack, Inc. et al
877 E. 11th Avenue
Columbus, OH 43211
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
6. **Application No.: 13310-00841**  
**Location:** 3003 NORTH HIGH STREET (43202), located at the northwest corner of W. Tulane Rd. & N. High St.  
**Area Comm./Civic:** Clintonville 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 21 to 0. (0 parking spaces provided.)  
**Proposal:** To convert 1,810 sq. ft. of office space into a restaurant and to add a 318 sq. ft. patio.  
**Applicant(s):** Tim Lai  
400 W. Rich St.  
Columbus, Ohio 43215  
**Property Owner(s):** J.P. Faulkner  
3003 N. High St.  
Columbus, Ohio 43215  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

7. **Application No.: 13310-00842**  
**Location:** 55 E. 15th AVENUE (43201), located on the south side of East 15th Avenue, approximately 380 feet east of North High Street.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** AR-4, Apartment Residential District  
**Request:** Variance(s) to Section(s): 3372.566, Building separation and size.  
To increase the allowable calculated floor area from 10,200 sq.ft. to 26,918 sq.ft. (16,718 sq.ft.)  
**Proposal:** To construct a 2 story addition to an existing sorority house.  
**Applicant(s):** Nicholas Cavalaris  
60 East Spring Street, Ste 224  
Columbus, OH 43215  
**Property Owner(s):** Beta Nu Building Association, c/o Tanya Rutner  
PO Box 1296  
Columbus, OH 43216  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
8. Application No.: 13310-00843
Location: 112 WEBSTER PARK AVE. (43214), located on the north side of Webster Park Avenue, approximately 190 feet west of Milton Avenue.
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 garage from 15 feet to 22 feet.
Proposal: To construct a new detached garage.
Applicant(s): Mark Lundine
112 Webster Park Avenue
Columbus, OH 43214
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

9. 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. (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
10. Application No.: 13310-00846  
Location: 1302 HIGHLAND STREET (43201), located on the east side of Highland Street, approximately 170 feet south of West 6th Street  
Area Comm./Civic: University Area Commission  
Existing Zoning: R-4, Residential District  
Request: Variance(s) to Section(s): 3332.38, Private garage.  
Proposal: To increase the allowable height of a garage from 15 feet to 20 feet.  
Applicant(s): Woodell Builders, Ltd.  
984 Inlet Court  
Westerville, OH  43082  
Property Owner(s): John & Laura Christman  
1302 Highland Street  
Columbus, OH  43201  
Case Planner: Jamie Freise, 645-6350  
E-mail: JFFreise@Columbus.gov

11. 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.  
Proposal: 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).  
Request: 3332.26, Minimum side yard permitted.  
Proposal: 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.)  
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
12. Application No.: 13310-00851
Location: 2432 NEIL AVENUE (43202), located on the east side of Neil Avenue, approximately 60 feet south of Blake Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.21, Building lines.
To reduce the building line from 25' to 16'4".
Proposal: To construct an addition to an existing two-family dwelling.
Applicant(s): Lance DeBenedictis
2209 Otter Lane
Dublin, OH 43016
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

13. 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 64 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

POSTPONED
14. Application No.: 11310-00350  
Location: 2091 EAST DUBLIN-GRANVILLE ROAD (43229), located on the south side of E. Dublin-Granville Rd., approximately 160 ft. west of Maple Canyon Ave.

Area Comm./Civic: Northland Community Council  
Existing Zoning: C-4, Commercial District  
Request: Variances(s) to Section(s):  
3356.11, C-4 district setback lines.  
To reduce the required building setback from 110 ft. to 63 ft. (47 ft.).
3312.21, Landscaping and screening.  
To permit the establishment of a driveway in the required landscaped area in front of the building setback.
3312.11, Drive-up stacking area.  
To not provide a by-pass lane for the stacking area.

Proposal: To construct a new restaurant.  
Applicant(s): Ryan M. Hutson, P.E., P.S.  
635 Brookside Blvd.  
Westerville, Ohio 43081

Property Owner(s): McDonald's Real Estate Company, a Delaware corporation  
One McDonald's Plaza  
Oak Brook, Illinois 60523

Case Planner: Dave Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov

15. Application No.: 13310-00731  
Location: 642 NORTH HIGH STREET (43215), located at the southeast corner of Russell & High Sts.

Area Comm./Civic: Italian Village 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 39 to 0. (0 spaces are provided.) Also, to reduce the required number of bicycle parking spaces from 3 to 0. (0 spaces are provided.)

Proposal: To convert an art gallery and office into a restaurant use.  
Applicant(s): Richard Bruggeman, c/o Thomas Sampson; Behal-Sampson-Dietz, Inc.)  
990 W. 3rd Ave.  
Columbus, Ohio 43212

Property Owner(s): Armbrust Properties, Ltd.; c/o Richard Bruggeman  
11 Buttles Ave.  
Columbus, Ohio 43215

Case Planner: Dave Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov