

RESULTS AGENDA

**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

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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

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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

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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

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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 92 to 34.
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

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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

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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

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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

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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

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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.
To increase the allowable height of a garage from 15 feet to 20 feet.
Proposal: To construct a new detached garage.
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

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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.
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

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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

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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

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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 Brooksedge 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

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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

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