

# RESULTS AGENDA

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

The Columbus Board of Zoning Adjustment held 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 reduce the required maneuvering distance from 20 ft. to 18ft.  
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

**Case Planner:** Columbus, Ohio 43229  
**E-mail:** Jamie Freise, 645-6350  
[JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

## **TABLED**

- 2. Application No.:** 13310-00880  
**Location:** 7929 FLINT RD. (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](mailto:DJReiss@Columbus.gov)

## **APPROVED**

- 3. Application No.:** 13310-00882  
**Location:** 280 REEB AVE. (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](mailto:DJReiss@Columbus.gov)

## **APPROVED**

4. **Application No.:** 13310-00897  
**Location:** 770 MICHIGAN AVE. (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](mailto:DJReiss@Columbus.gov)

## APPROVED

5. **Application No.:** 13311-00896  
**Location:** 1155 BONHAM AVE. (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](mailto:DJReiss@Columbus.gov)

**APPROVED SPECIAL PERMIT FOR 5 YEARS. APPROVED VARIANCES.**

### **HOLDOVER CASES:**

6. **Application No.:** 13310-00844  
**Location:** 3905 SULLIVANT AVE. (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](mailto:DJReiss@Columbus.gov)

**APPROVED**

7. **Application No.:** 13310-00847  
**Location:** 1243 TREVOR CT. (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):** Jeffrey & Brenda Stewart  
1243 Trevor Ct.  
Columbus, Ohio 43204  
**Case Planner:** Dave Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**DISAPPROVED**

### **APPLICATION WITHDRAWN, FEBRUARY 14, 2014:**

8. **Application No.:** 13311-00865  
**Location:** 301 OBETZ RD. (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](mailto:DJReiss@Columbus.gov)

**WITHDRAWN**